

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Asim Drive Shepparton VIC 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$319,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$284,875

Property type

House

Suburb

Shepparton

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

12 Rozaria Court Shepparton VIC 3630	\$305,500	27-Feb-20
5 Wintersun Court Shepparton VIC 3630	\$303,500	06-May-19
3 Wimmera Drive Shepparton VIC 3630	\$325,000	04-Jun-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 24 June 2020

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12 Rozaria Court Shepparton VIC 3630

 3  2  2

Sold Price

\$305,500

Sold Date **27-Feb-20**

Distance

0.1km



5 Wintersun Court Shepparton VIC 3630

 3  2  2

Sold Price

\$303,500

Sold Date **06-May-19**

Distance

0.21km



3 Wimmera Drive Shepparton VIC 3630

 3  2  2

Sold Price

\$325,000

Sold Date **04-Jun-19**

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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