



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 or
locality and postcode

62 Xavier Crescent, Shepparton North Vic 3631

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$240,000

Median sale price*

Median price House Unit Suburb or locality Shepparton North

Period - From to Source

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 eighteen 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
1	48 Xavier Cr SHEPPARTON NORTH 3631	\$223,500	06/04/2018
2	45 Xavier Cr SHEPPARTON NORTH 3631	\$223,000	18/09/2017
3	39 Xavier Cr SHEPPARTON NORTH 3631	\$222,000	17/01/2018

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 eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: Land
Land Size: 2623 sqm approx
Agent Comments

Indicative Selling Price
\$240,000
No median price available

Comparable Properties

48 Xavier Cr SHEPPARTON NORTH 3631 (VG) **Agent Comments**



Price: \$223,500
Method: Sale
Date: 06/04/2018
Rooms: -
Property Type: Land
Land Size: 2086 sqm approx



45 Xavier Cr SHEPPARTON NORTH 3631 (REI/VG) **Agent Comments**



Price: \$223,000
Method: Private Sale
Date: 18/09/2017
Rooms: -
Property Type: Land
Land Size: 2000 sqm approx

39 Xavier Cr SHEPPARTON NORTH 3631 (VG) **Agent Comments**



Price: \$222,000
Method: Sale
Date: 17/01/2018
Rooms: -
Property Type: Land
Land Size: 2000 sqm approx