

# 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

35 Dunlop Avenue, Shepparton 3630

### Indicative selling price

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

Single price \$ 365,000

or range between \$

&

\$

### Median sale price

Median price \$ 280,000

Property type House

Suburb Shepparton

Period - From 27-9-2018

to

27-9-2019

Source [www.Realestate.com.au](http://www.Realestate.com.au)

### 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

17 Gillies Street, Shepparton	\$ 360,000	30 Jan 2019
9 Handley Court, Shepparton	\$ 371,000	25 Jan 2019
7 Handley Court, Kialla	\$ 375,000	12 Dec 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 18 months.

This Statement of Information was prepared on: 17/10/2019