

glenn@youngsandco.com.au

Glenn Young 03 58208777 0438579993

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 andpostcode

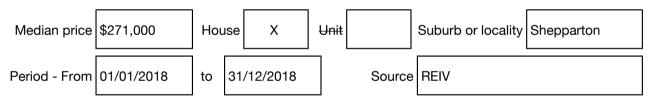
8 Ashton Road, Shepparton Vic 3630

Indicative selling price

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

Single price \$192,500

Median sale price



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	28 Ashton Rd SHEPPARTON 3630	\$210,000	13/10/2017
2	19 Ashton Rd SHEPPARTON 3630	\$193,000	14/12/2017
3	7 Service St SHEPPARTON 3630	\$185,000	06/02/2019

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 557 sqm approx Agent Comments Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

Indicative Selling Price \$192,500 Median House Price Year ending December 2018: \$271,000

Comparable Properties

	28 Ashton Rd SHEPPARTON 3630 (VG)	Agent Comments
	 - = 3 	
	Price: \$210,000	
	Method: Sale	
	Date: 13/10/2017	
	Rooms: -	
	Property Type: House (Res) Land Size: 569 sqm approx	
	19 Ashton Rd SHEPPARTON 3630 (VG)	Agent Comments
	 == 3 == - == -	
	Price: \$193,000	
	Method: Sale	
	Date: 14/12/2017	
	Rooms: -	
	Property Type: House (Res)	
	Land Size: 555 sqm approx	
	7 Service St SHEPPARTON 3630 (REI/VG)	Agent Comments
	🍋 3 🛶 1 🛱 -	
and the second second	Price: \$185,000	
	Method: Private Sale	
A REAL PROPERTY	Date: 06/02/2019	
The second secon	Rooms: -	

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Property Type: House Land Size: 550 sqm approx

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