

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

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

Median price \$271,000 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/01/2018 to 31/12/2018 Source REIV

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 557 sqm approx

Agent Comments

Comparable Properties

28 Ashton Rd SHEPPARTON 3630 (VG)

Agent Comments



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



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



Price: \$185,000

Method: Private Sale

Date: 06/02/2019

Rooms: -

Property Type: House

Land Size: 550 sqm approx