

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Botany Crescent 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$272,000

*House

X

*Unit

Suburb

Shepparton

Period-from

01 Dec 2017

to

30 Nov 2018

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

5 Young Court Shepparton VIC 3630	\$470,000	18-Sep-18
12 Brighton Court Shepparton VIC 3630	\$450,000	09-Oct-18
10 Jersey Crescent Shepparton VIC 3630	\$431,000	19-Sep-18

OR

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

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5 Young Court Shepparton VIC 3630

 4  2  4

Sold Price

\$470,000

Sold Date

18-Sep-18

Distance

0.51km



12 Brighton Court Shepparton VIC 3630

 4  2  2

Sold Price

\$450,000

Sold Date

09-Oct-18

Distance

0.82km



10 Jersey Crescent Shepparton VIC 3630

 5  2  2

Sold Price

\$431,000

Sold Date

19-Sep-18

Distance

0.94km

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