

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

23 Dunstan Court, Shepparton Vic 3630
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## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$445,000	or range between	\$N/A	&	\$N/A
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## Median sale price

Median price	\$265,000	*House	<input type="checkbox"/>	*Unit	<input checked="" type="checkbox"/>	Suburb or locality	Shepparton
Period - From	26/06/2017	to	25/06/2018	Source	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
8 Sam Court, Shepparton	\$435,000	18/06/2018
1 Hereford Drive, Shepparton	\$410,000	28/05/2018
4 Cedar Court, Shepparton	\$450,000	15/12/2017

**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.~~