

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

10 Caulfield Court, Shepparton

Indicative selling price

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

Single price \$ 415,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$ 340,000

*House

*Unit

Suburb
or locality Shepparton

Period - From 1-1-17

to 26-6-17

Source Realestate.com.au

Comparable property sales

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 |
|--------------------------------|------------|--------------|
| 1 5 Vermont St | \$ 442,000 | 07/10/16 |
| 2 7 Eltham St | \$ 399,000 | 29/4/16 |
| 3 121 Parkside dve | \$ 417,000 | 16/12/16 |

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.