

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 37 Bradford Road, Shepparton Vic 3630

Indicative selling price

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

Single price \$179,000

Median sale price

Median price \$269,000 House Unit Suburb or locality Shepparton

Period - From 01/04/2017 to 30/06/2017 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	3 Hafey Ct SHEPPARTON 3630	\$170,000	20/09/2017
2	14 Palmer Rd SHEPPARTON 3630	\$161,000	14/06/2017
3	42 Poplar Av SHEPPARTON 3630	\$160,000	31/05/2017

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 eighteen months.~~



Rooms:
Property Type: House (Res)
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$179,000
Median House Price
June quarter 2017: \$269,000

Comparable Properties



3 Hafey Ct SHEPPARTON 3630 (REI)

Agent Comments



Price: \$170,000
Method: Private Sale
Date: 20/09/2017
Rooms: 4
Property Type: House



14 Palmer Rd SHEPPARTON 3630 (REI)

Agent Comments



Price: \$161,000
Method: Private Sale
Date: 14/06/2017
Rooms: -
Property Type: House



42 Poplar Av SHEPPARTON 3630 (REI/VG)

Agent Comments



Price: \$160,000
Method: Private Sale
Date: 31/05/2017
Rooms: -
Property Type: House
Land Size: 610 sqm approx