

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

3 Day Court, Shepparton

Indicative selling price

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

Single price

\$ 345,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 335,000

*House

*Unit

Suburb
or locality

Shepparton

Period - From

24/1/17

to

24/7/17

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 26 Trudgen St, Shepparton	\$ 325,000	11/03/16
2 3 Young Court, Shepparton	\$ 360,000	29/06/16
3 48 King Richard Dve, Shepparton	\$ 367,500	20/05/16