

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 1/175 St Georges Road, Shepparton Vic 3630

Indicative selling price

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

Single price \$169,000

Median sale price

Median price \$269,000 House Unit Suburb 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 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
1	3/14 Weddell St SHEPPARTON 3630	\$175,000	29/06/2017
2	159 Hayes St SHEPPARTON 3630	\$155,000	24/04/2017
3	3/208 St Georges Rd SHEPPARTON 3630	\$151,000	15/06/2017

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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Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$169,000
Median House Price
June quarter 2017: \$269,000

Comparable Properties



3/14 Weddell St SHEPPARTON 3630 (VG)

Agent Comments

 2  - 

Price: \$175,000
Method: Sale
Date: 29/06/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

159 Hayes St SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$155,000
Method: Sale
Date: 24/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 228 sqm approx

3/208 St Georges Rd SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$151,000
Method: Sale
Date: 15/06/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)