

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

7 Blamey Street, Shepparton Vic 3630

Indicative selling price

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

Range between \$270,000

&

\$297,000

Median sale price

Median price \$255,000 House Unit Suburb or locality Shepparton

Period - From 01/07/2017 to 30/09/2017 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	68 Graham St SHEPPARTON 3630	\$270,000	08/02/2017
2	13 Rule St SHEPPARTON 3630	\$265,000	26/07/2016
3	19 Hawdon St SHEPPARTON 3630	\$262,000	15/05/2017

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.~~

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Indicative Selling Price

\$270,000 - \$297,000

Median House Price

September quarter 2017: \$255,000



 3  - 

Rooms:

Property Type: House (Res)

Land Size: 627 sqm approx

Agent Comments

Comparable Properties



68 Graham St SHEPPARTON 3630 (VG)

Agent Comments

 3  -  -

Price: \$270,000

Method: Sale

Date: 08/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 668 sqm approx



13 Rule St SHEPPARTON 3630 (REI/VG)

Agent Comments

 3  1  1

Price: \$265,000

Method: Private Sale

Date: 26/07/2016

Rooms: -

Property Type: House

Land Size: 627 sqm approx



19 Hawdon St SHEPPARTON 3630 (VG)

Agent Comments

 3  -  -

Price: \$262,000

Method: Sale

Date: 15/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 701 sqm approx