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 and postcode	4 BIRCH STREET, SHEPPARTON, VIC 3630

Indicative selling price

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

Single Price / Range	$229,000

Median sale price

Median price	$261,500	House	X	Unit		Suburb	SHEPPARTON
Period	01 April 2016 to 31 March 2017					Source	pricefinder

Comparable property sales

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
3 ASH ST, SHEPPARTON, VIC 3630	$229,500	19/01/2017
31 PLANE ST, SHEPPARTON, VIC 3630	$200,000	19/12/2016
44 ANNERLEY AVE, SHEPPARTON, VIC 3630	$227,000	12/01/2017