

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

71 Grutzner Avenue, Shepparton Vic 3630

Indicative selling price

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

Range between \$0

&

\$0

Median sale price

Median price \$269,000

House

X

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	28 Parkside Dr SHEPPARTON 3630	\$80,000	26/05/2017
2	46 Newton St SHEPPARTON 3630	\$63,000	08/03/2017
3	32 Bradford Rd SHEPPARTON 3630	\$50,000	26/08/2016

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: 576 sqm approx
Agent Comments

Indicative Selling Price
\$0 - \$0
Median House Price
June quarter 2017: \$269,000

Comparable Properties



28 Parkside Dr SHEPPARTON 3630 (REI/VG) Agent Comments



Price: \$80,000
Method: Private Sale
Date: 26/05/2017
Rooms: 4
Property Type: House
Land Size: 570 sqm approx



46 Newton St SHEPPARTON 3630 (VG) Agent Comments



Price: \$63,000
Method: Sale
Date: 08/03/2017
Rooms: -
Property Type: Land
Land Size: 696 sqm approx



32 Bradford Rd SHEPPARTON 3630 (VG) Agent Comments



Price: \$50,000
Method: Sale
Date: 26/08/2016
Rooms: -
Property Type: Department of Housing Transfers
Land Size: 610 sqm approx