

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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	16 Holland St SHEPPARTON 3630	\$245,000	19/04/2017
2	568 Wyndham St SHEPPARTON 3630	\$245,000	17/08/2017
3	1 Guthrie St SHEPPARTON 3630	\$230,000	13/02/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 877 sqm approx

Agent Comments

Comparable Properties



16 Holland St SHEPPARTON 3630 (REI/VG)

Agent Comments



Price: \$245,000

Method: Private Sale

Date: 19/04/2017

Rooms: 4

Property Type: House

Land Size: 639 sqm approx



568 Wyndham St SHEPPARTON 3630 (REI)

Agent Comments



Price: \$245,000

Method: Private Sale

Date: 17/08/2017

Rooms: 4

Property Type: House

Land Size: 500 sqm approx

1 Guthrie St SHEPPARTON 3630 (VG)

Agent Comments



Price: \$230,000

Method: Sale

Date: 13/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 719 sqm approx