

## 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 and  
postcode

1/26 Knight Street Shepparton VIC 3630

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$229,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$250,000

Property type

Unit

Suburb

Shepparton

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

### 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 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

2/81 Orr Street Shepparton VIC 3630	\$230,000	25-Jun-19
2/122-126 Knight Street Shepparton VIC 3630	\$235,000	11-Sep-19
6 Thames Street Shepparton VIC 3630	\$228,000	24-Apr-20

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 18 months.~~

This Statement of Information was prepared on: 19 June 2020



**2/81 Orr Street Shepparton VIC 3630**

 2  1  1

Sold Price **\$230,000** Sold Date **25-Jun-19**

Distance **0.66km**



**2/122-126 Knight Street Shepparton VIC 3630**

 2  1  1

Sold Price **\$235,000** Sold Date **11-Sep-19**

Distance **0.92km**

**Notes from your agent**

Similar age but this unit is larger in size



**6 Thames Street Shepparton VIC 3630**

 2  1  1

Sold Price **\$228,000** Sold Date **24-Apr-20**

Distance **1.41km**

**Notes from your agent**

Excellent location, recently updated

RS = Recent sale      UN = Undisclosed Sale

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