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 (*Delete single price or range as applicable)

Single Price \$229,000 or range & &	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$250,000	Prop	erty type		Unit	Suburb	Shepparton
Period-from	01 Jun 2019	to	31 May 2	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.

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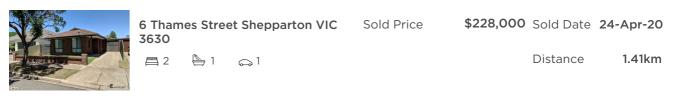
2/81 Orr Street Shepparton VIC 3630		Sold Price	\$230,000	Sold Date	25-Jun-19	
酉 2	1	Ģ1			Distance	0.66km



2/122-1 VIC 36	-	ht Street Shepparton	Sold Price	\$235,000	Sold Date	11-Sep-19
E 2	1	⇔1			Distance	0.92km

Notes from your agent

Similar age but this unit is larger in size



Notes from your agent

Excellent location, recently updated

RS = Recent sale UN = Undisclosed Sale

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