

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne metropolitan
 area**

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Single price \$*228,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$ 225,000 *House *unit x Suburb or locality Shepparton
 Period - From Apr 2017 to Mar 2018 Source Core Logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 1/113 Knight Street, Shepparton	\$ 230,000	22 Dec, 2017
2 1/152 Knight Street, Shepparton	\$ 256,000	24 Mar 2018
3 40 Clive Street, Shepparton	\$ 210,000	20 Dec 2017