

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

6 Studebaker Court, Shepparton Vic 3630

Indicative selling price

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

Single price

\$537,500

or range between

N/A

N/A

Median sale price

Median price

\$265,000

*House

*Unit

Suburb
or locality

Shepparton

Period - From

17/07/2017

to

16/07/2018

Source

realestate.com.au

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

10 Coorong Court, Kialla	\$710,000	09/07/2018
13 Kingfisher Drive, Shepparton	\$775,000	14/06/2018
19 Gennari Road, Kialla	\$675,000	12/02/2018

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.~~