

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	41 Edward St SHEPPARTON 3630	\$230,000	02/05/2017
2	1/5 Middleton St SHEPPARTON 3630	\$225,000	03/11/2017
3	127 Archer St SHEPPARTON 3630	\$225,000	28/11/2016

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.



 2  1  1

Rooms:
Property Type: Townhouse
(Single)
Land Size: 309 sqm approx
Agent Comments

Indicative Selling Price
\$229,500
Median House Price
Year ending December 2017: \$266,500

Comparable Properties

41 Edward St SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$230,000
Method: Sale
Date: 02/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 649 sqm approx



1/5 Middleton St SHEPPARTON 3630 (REI/VG)

Agent Comments

 2  1  2

Price: \$225,000
Method: Sold Before Auction
Date: 03/11/2017
Rooms: -
Property Type: House (Res)

127 Archer St SHEPPARTON 3630 (VG)

Agent Comments

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Price: \$225,000
Method: Sale
Date: 28/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 333 sqm approx