

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

14 McCubbin Drive 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 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
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 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
44 McCubbin Drive Shepparton VIC 3630	\$310,000	20-Apr-20
51 McCubbin Drive Shepparton VIC 3630	\$400,000	10-Feb-20
48 Brooks Avenue Shepparton VIC 3630	\$315,000	16-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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44 McCubbin Drive Shepparton VIC 3630 Sold Price **\$310,000** Sold Date **20-Apr-20**
 Distance **0.28km**
 3 beds 2 bathrooms 2 cars



51 McCubbin Drive Shepparton VIC 3630 Sold Price **\$400,000** Sold Date **10-Feb-20**
 Distance **0.29km**
 5 beds 2 bathrooms 2 cars



48 Brooks Avenue Shepparton VIC 3630 Sold Price **\$315,000** Sold Date **16-Apr-20**
 Distance **0.34km**
 3 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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