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Glenn Young 03 58208777 0438579993

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 andpostcode

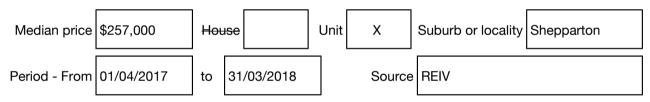
2/5 Middleton Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$209,000

Median sale price



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	1/98 Corio St SHEPPARTON 3630	\$230,000	22/03/2017
2	2/13 Graham St SHEPPARTON 3630	\$225,000	24/09/2017
3	2/35 Kilpatrick Av SHEPPARTON 3630	\$219,000	20/06/2017

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Strata Unit/Flat Agent Comments

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Indicative Selling Price

\$209,000 Median Unit Price Year ending March 2018: \$257,000

Comparable Properties



1/98 Corio St SHEPPARTON 3630 (VG)



Price: \$230,000 Method: Sale Date: 22/03/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)

2/13 Graham St SHEPPARTON 3630 (REI/VG)

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Agent Comments



Price: \$225,000 Method: Private Sale Date: 24/09/2017 Rooms: -Property Type: Unit

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2/35 Kilpatrick Av SHEPPARTON 3630 (VG)



Agent Comments

Agent Comments



Price: \$219,000 Method: Sale Date: 20/06/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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