

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	2/5 Middleton Street, Shepparton Vic 3630
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$209,000
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**Median sale price**

Median price	\$257,000	House		Unit	X	Suburb or locality	Shepparton
Period - From	01/04/2017	to	31/03/2018	Source	REIV		

**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.



 2    1    1

**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**1/98 Corio St SHEPPARTON 3630 (VG)**

Agent Comments

 2    -    -

**Price:** \$230,000

**Method:** Sale

**Date:** 22/03/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



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

Agent Comments

 2    1    3

**Price:** \$225,000

**Method:** Private Sale

**Date:** 24/09/2017

**Rooms:** -

**Property Type:** Unit



**2/35 Kilpatrick Av SHEPPARTON 3630 (VG)**

Agent Comments

 2    -    -

**Price:** \$219,000

**Method:** Sale

**Date:** 20/06/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)