

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	20 Alexander Parade, 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	\$396,000
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**Median sale price**

Median price	\$282,500	House	X	Unit		Suburb or locality	Shepparton
Period - From	01/07/2017	to	30/06/2018	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	11 Wimmera Dr SHEPPARTON 3630	\$390,000	26/02/2018
2	42 Guthrie St SHEPPARTON 3630	\$390,000	27/02/2018
3	16 Illawarra Cr KIALLA 3631	\$372,000	21/05/2018

**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 eighteen months.

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**Indicative Selling Price**  
\$396,000

**Median House Price**  
Year ending June 2018: \$282,500



 4 +  Stud  
y                      2                       2

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 745 sqm approx  
**Agent Comments**  
In-ground pool

## Comparable Properties



**11 Wimmera Dr SHEPPARTON 3630 (REI/VG)** **Agent Comments**

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**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 26/02/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1015 sqm approx



**42 Guthrie St SHEPPARTON 3630 (VG)** **Agent Comments**

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**Price:** \$390,000  
**Method:** Sale  
**Date:** 27/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 714 sqm approx



**16 Illawarra Cr KIALLA 3631 (VG)** **Agent Comments**

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**Price:** \$372,000  
**Method:** Sale  
**Date:** 21/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 910 sqm approx