

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

24 Sun Valley Drive, Shepparton Vic 3630

Indicative selling price

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

Single price \$265,000

Median sale price

Median price \$259,500 House ☒ Unit ☐ Suburb or locality Shepparton

Period - From 01/04/2018 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	16 Hillier St SHEPPARTON 3630	\$270,000	15/05/2018
2	36 Sun Valley Dr SHEPPARTON 3630	\$263,000	16/06/2017
3	19 Delisle Av SHEPPARTON 3630	\$261,000	13/07/2018

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.



Rooms:
Property Type: Land
Land Size: 675 sqm approx
Agent Comments

Indicative Selling Price
\$265,000
Median House Price
June quarter 2018: \$259,500

Comparable Properties

16 Hillier St SHEPPARTON 3630 (VG)

Agent Comments



Price: \$270,000
Method: Sale
Date: 15/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 620 sqm approx

36 Sun Valley Dr SHEPPARTON 3630 (VG)

Agent Comments



Price: \$263,000
Method: Sale
Date: 16/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 702 sqm approx



19 Delisle Av SHEPPARTON 3630 (REI/VG)

Agent Comments



Price: \$261,000
Method: Private Sale
Date: 13/07/2018
Rooms: 4
Property Type: House
Land Size: 935 sqm approx