

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

8 Blackwood Street, Shepparton Vic 3630

Indicative selling price

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

Single price

\$325,000

Median sale price

Median price

\$271,000

House

X

Unit

Suburb or locality

Shepparton

Period - From

01/01/2018

to

31/12/2018

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	2 Chertsey Rd SHEPPARTON 3630	\$322,000	31/10/2018
2	18 Leffers St SHEPPARTON 3630	\$320,000	27/06/2018
3	3a Leahy St SHEPPARTON 3630	\$320,000	13/04/2018

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.



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 801 sqm approx

Agent Comments

Indicative Selling Price
\$325,000

Median House Price
Year ending December 2018: \$271,000

Comparable Properties



2 Chertsey Rd SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$322,000

Method: Sale

Date: 31/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 700 sqm approx



18 Leffers St SHEPPARTON 3630 (REI/VG)

Agent Comments

3 2 2

Price: \$320,000

Method: Private Sale

Date: 27/06/2018

Rooms: 4

Property Type: House

Land Size: 760 sqm approx



3a Leahy St SHEPPARTON 3630 (REI/VG)

Agent Comments

3 1 1

Price: \$320,000

Method: Private Sale

Date: 13/04/2018

Rooms: 4

Property Type: House

Land Size: 330 sqm approx