

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	128 Rea 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)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb or locality

Period - From  to  Source

**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		
3		

**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**

\$250,000 - \$275,000

**Median House Price**

Year ending December 2018: \$271,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 694 sqm approx

Agent Comments

The property is very central to Shepparton and is in need of renovating. Very difficult to find comparable homes (brick veneers) sold nearby to the property.

## Comparable Properties

**14 Parker St SHEPPARTON 3630 (VG)**

Agent Comments



**Price:** \$260,000

**Method:** Sale

**Date:** 29/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 680 sqm approx

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.