



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 Isabella Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$269,000

Median sale price

Median price \$265,000 House X Unit Suburb or locality Shepparton

Period - From 01/04/2018 to 31/03/2019 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	8 Field St SHEPPARTON 3630	\$269,000	19/09/2018
2	10 Newlyn St SHEPPARTON 3630	\$258,000	06/03/2019
3	27 Lake St SHEPPARTON 3630	\$250,000	30/04/2018

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 1 3

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 647 sqm approx

Agent Comments

Comparable Properties



8 Field St SHEPPARTON 3630 (REI/VG)

Agent Comments

3 2 2

Price: \$269,000

Method: Private Sale

Date: 19/09/2018

Rooms: -

Property Type: House

Land Size: 669 sqm approx

10 Newlyn St SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$258,000

Method: Sale

Date: 06/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 687 sqm approx



27 Lake St SHEPPARTON 3630 (VG)

Agent Comments

3 - -

Price: \$250,000

Method: Sale

Date: 30/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 648 sqm approx