

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	12 Mozart Avenue, Shepparton Vic 3630
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Indicative selling price

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

Single price	\$295,000
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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		

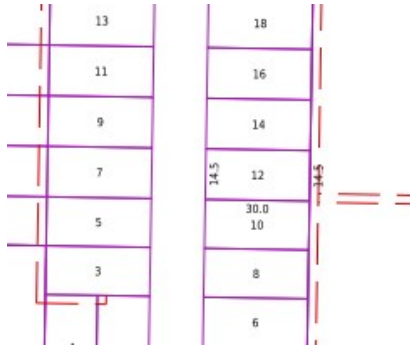
Comparable property sales (*Delete A or B below as applicable)

~~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		
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.



Rooms:
Property Type: Land
Land Size: 435 sqm approx
Agent Comments

Indicative Selling Price
\$295,000
Median House Price
Year ending March 2019: \$265,000

Comparable Properties

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.