

## 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

580 Wyndham Street, Shepparton Vic 3630

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$300,000

#### Median sale price

Median price

\$255,000

House

X

Unit

Suburb or locality

Shepparton

Period - From

01/07/2017

to

30/09/2017

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	9 Varcoe St SHEPPARTON 3630	\$345,000	08/05/2016
2	82 Sutcliffe St SHEPPARTON 3630	\$330,000	12/12/2016
3	1 Delatite Av SHEPPARTON 3630	\$330,000	12/09/2016

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:**  
Agent Comments

## Comparable Properties

### 9 Varcoe St SHEPPARTON 3630 (VG)

Agent Comments



**Price:** \$345,000  
**Method:** Sale  
**Date:** 08/05/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 849 sqm approx



### 82 Sutcliffe St SHEPPARTON 3630 (REI/VG)

Agent Comments



**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 12/12/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 840 sqm approx



### 1 Delatite Av SHEPPARTON 3630 (VG)

Agent Comments



**Price:** \$330,000  
**Method:** Sale  
**Date:** 12/09/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 732 sqm approx