

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 Jasper Drive, Shepparton North Vic 3631
---	---

Indicative selling price

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

Single price	\$429,500
--------------	-----------

Median sale price*

Median price	\$387,525	House	X	Unit		Suburb or locality	Shepparton North
Period - From	01/07/2018	to	01/07/2019	Source	REA		

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 Beaumaris St SHEPPARTON 3630	\$422,000	02/02/2019
2	7 Grampians Pde SHEPPARTON NORTH 3631	\$417,000	21/09/2018
3	8 Grampians Pde SHEPPARTON NORTH 3631	\$400,000	30/11/2018

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.~~

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 14 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



 4  2  2

Rooms:
Property Type: Land
Land Size: 644 sqm approx
Agent Comments
+ Additional single car shed

Indicative Selling Price
\$429,500

Median House Price *

01/07/2018 - 01/07/2019: \$387,525

* Agent calculated median based on 14 sales

Comparable Properties



8 Beaumaris St SHEPPARTON 3630 (REI/VG) **Agent Comments**

 4  2  2

Price: \$422,000
Method: Auction Sale
Date: 02/02/2019
Rooms: 5
Property Type: House (Res)
Land Size: 793 sqm approx

7 Grampians Pde SHEPPARTON NORTH 3631 (VG) **Agent Comments**

 4  -  -

Price: \$417,000
Method: Sale
Date: 21/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 874 sqm approx

8 Grampians Pde SHEPPARTON NORTH 3631 (VG) **Agent Comments**

 4  -  -

Price: \$400,000
Method: Sale
Date: 30/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 800 sqm approx