

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

**Indicative selling price**

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

Single price

**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	14 Kula St SHEPPARTON 3630	\$170,000	03/05/2016
2	6 Langi St SHEPPARTON 3630	\$168,500	18/01/2017
3	2/25 Bowe St SHEPPARTON 3630	\$162,500	04/03/2017

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**  
\$185,000

**Median Unit Price**  
Year ending June 2017: \$230,000



 2    1    1

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**14 Kula St SHEPPARTON 3630 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$170,000

**Method:** Private Sale

**Date:** 03/05/2016

**Rooms:** -

**Property Type:** Unit



**6 Langi St SHEPPARTON 3630 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$168,500

**Method:** Private Sale

**Date:** 18/01/2017

**Rooms:** 3

**Property Type:** Unit



**2/25 Bowe St SHEPPARTON 3630 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$162,500

**Method:** Sale

**Date:** 04/03/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat