

STATEMENT OF INFORMATION

204 BALACLAVA ROAD, SHEPPARTON, VIC 3630

PREPARED BY YOUR SOLD REAL ESTATE, 877 CORRENTINE ST SHEPPARTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



204 BALACLAVA ROAD, SHEPPARTON,

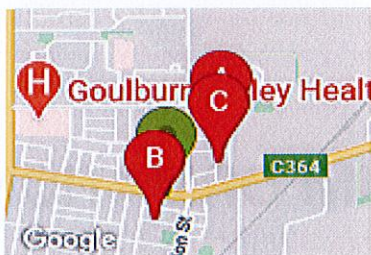
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Indicative Selling Price

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

Price Range: **null**

MEDIAN SALE PRICE



SHEPPARTON, VIC, 3630

Suburb Median Sale Price (House)

\$285,500

01 July 2019 to 30 June 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



18 OAK ST, SHEPPARTON, VIC 3630

3 1 2

Sale Price

\$207,000

Sale Date: 21/10/2019

Distance from Property: 546m



11 GLENLYON AVE, SHEPPARTON, VIC 3630

3 1 1

Sale Price

\$200,000

Sale Date: 17/09/2019

Distance from Property: 186m



5 BLACKWOOD ST, SHEPPARTON, VIC 3630

2 1 2

Sale Price

\$205,000

Sale Date: 16/04/2020

Distance from Property: 432m



This report has been compiled on 17/09/2020 by Your Sold Real Estate. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount. This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale. It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address including suburb and postcode: 204 BALACLAVA ROAD, SHEPPARTON, VIC 3630


Indicative selling price

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

Price Range: \$205,000

Median sale price

Median price: \$285,500 Property type: House Suburb: SHEPPARTON

Period: 01 July 2019 to 30 June 2020 Source: 

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
18 OAK ST, SHEPPARTON, VIC 3630	\$207,000	21/10/2019
11 GLENLYON AVE, SHEPPARTON, VIC 3630	\$200,000	17/09/2019
5 BLACKWOOD ST, SHEPPARTON, VIC 3630	\$205,000	16/04/2020

This Statement of Information was prepared on: 17/09/2020

