

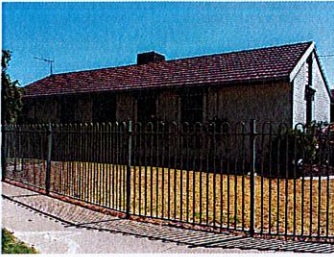
# STATEMENT OF INFORMATION

46 WESTMORLAND CRESCENT, SHEPPARTON, VIC 3630

PREPARED BY YOUR SOLD REAL ESTATE, 187 CORIO STREET SHEPPARTON

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**46 WESTMORLAND CRESCENT,**

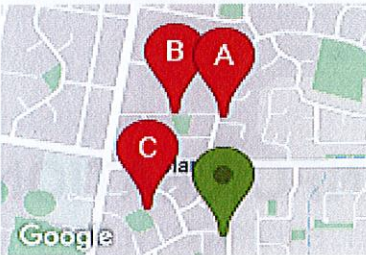
3 1 2

**Indicative Selling Price**

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

**Price Range:** **null**

## MEDIAN SALE PRICE



**SHEPPARTON, VIC, 3630**

Suburb Median Sale Price (House)

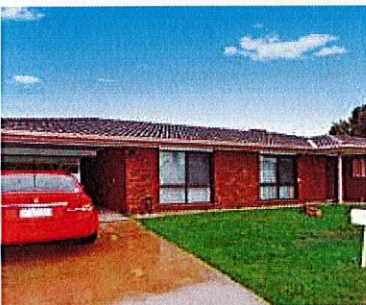
**\$285,000**

01 October 2019 to 30 September 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.



**1 MORRIS CRT, SHEPPARTON, VIC 3630**

3 1 2

**Sale Price**

**\*\$250,000**

Sale Date: 06/10/2020

Distance from Property: 433m



**9 DAVIS CRT, SHEPPARTON, VIC 3630**

3 1 2

**Sale Price**

**\$285,000**

Sale Date: 17/08/2020

Distance from Property: 481m



**3 SURREY CRT, SHEPPARTON, VIC 3630**

3 2 2

**Sale Price**

**\$245,000**

Sale Date: 11/08/2020

Distance from Property: 271m



This report has been compiled on 21/10/2020 by Your Sold Real Estate. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://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](http://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.

### Property offered for sale

Address  
Including suburb and

### Indicative selling price

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

Price Range:

### Median sale price

Median price  Property type  Suburb   
Period  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
1 MORRIS CRT, SHEPPARTON, VIC 3630	*\$250,000	06/10/2020
9 DAVIS CRT, SHEPPARTON, VIC 3630	\$285,000	17/08/2020
3 SURREY CRT, SHEPPARTON, VIC 3630	\$245,000	11/08/2020

This Statement of Information was prepared