

STATEMENT OF INFORMATION

5 GUTHRIE STREET, SHEPPARTON, VIC 3630

PREPARED BY YOUR SOLD REAL ESTATE, 187 CORIO STREET SHEPPARTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 GUTHRIE STREET, SHEPPARTON, VIC

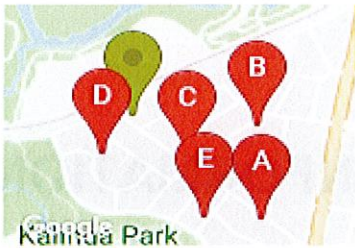
3 2 2

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)

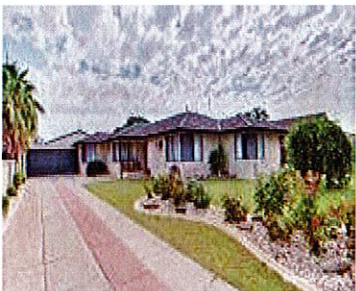
\$275,000

01 July 2018 to 30 June 2019

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.



82 GUTHRIE ST, SHEPPARTON, VIC 3630

3 1 6

Sale Price

\$320,000

Sale Date: 25/02/2019

Distance from Property: 599m



5 ABERNETHY ST, SHEPPARTON, VIC 3630

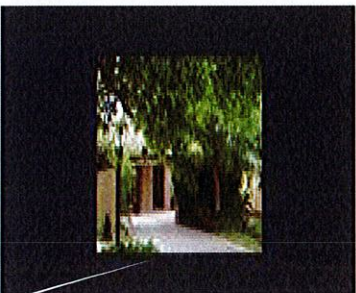
3 1 2

Sale Price

\$286,000

Sale Date: 24/01/2019

Distance from Property: 437m



31 GUTHRIE ST, SHEPPARTON, VIC 3630

3 1 2

Sale Price

\$280,000

Sale Date: 09/11/2018

Distance from Property: 241m



This report has been compiled on 12/07/2019 by Your Sold Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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7 ALEXANDER PDE, SHEPPARTON, VIC 3630

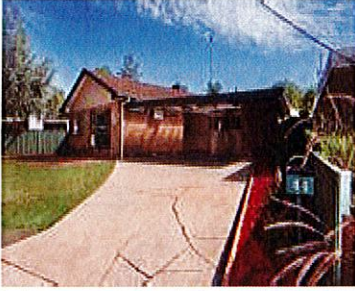
3 2 2

Sale Price

\$310,000

Sale Date: 14/06/2018

Distance from Property: 182m



44 GOURLAY ST, SHEPPARTON, VIC 3630

3 2 2

Sale Price

\$320,000

Sale Date: 24/04/2018

Distance from Property: 464m



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.

Property offered for sale

Address
Including suburb and

5 GUTHRIE STREET, SHEPPARTON, VIC 3630

Indicative selling price

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

Price Range:

\$295,000

Median sale price

Median price

\$275,000

House

Unit

Suburb

SHEPPARTON

Period

01 July 2018 to 30 June 2019

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
82 GUTHRIE ST, SHEPPARTON, VIC 3630	\$320,000	25/02/2019
5 ABERNETHY ST, SHEPPARTON, VIC 3630	\$286,000	24/01/2019
31 GUTHRIE ST, SHEPPARTON, VIC 3630	\$280,000	09/11/2018

7 ALEXANDER PDE, SHEPPARTON, VIC 3630	\$310,000	14/06/2018
44 GOURLAY ST, SHEPPARTON, VIC 3630	\$320,000	24/04/2018

