

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

26 OLYMPIC AVENUE, SHEPPARTON, VIC 3630

#### Indicative selling price

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

Price Range: \$225,000 to \$247,500

#### Median sale price

Median price

\$258,000

House

☒

Unit

☐

Suburb

SHEPPARTON

Period

01 July 2016 to 30 June 2017

Source

 pricfinder

#### 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
11 BRONZE ST, SHEPPARTON, VIC 3630	*\$247,000	03/07/2017
3 PACKHAM ST, SHEPPARTON, VIC 3630	\$235,000	10/10/2016
13 MCLEAN CRT, SHEPPARTON, VIC 3630	\$235,000	18/08/2016