

## 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: 19 ASHTON ROAD, SHEPPARTON, VIC 3630

### Indicative selling price

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

Single Price: 205,000

### Median sale price

Median price: \$258,000    House     Unit     Suburb: SHEPPARTON  
Period: 01 July 2016 to 30 June 2017    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
45 COMMUNITY ST, SHEPPARTON, VIC 3630	\$191,500	28/07/2017
6 COMMUNITY ST, SHEPPARTON, VIC 3630	\$195,000	21/02/2017
3 DUNNE CRT, SHEPPARTON, VIC 3630	\$198,000	11/05/2016