

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

3/63 EDWARD STREET, SHEPPARTON, VIC 3630

Indicative selling price

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

Single Price:

\$269,000

Median sale price

Median price

\$230,000

House

Unit

X

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
1/2 HAMILTON ST, SHEPPARTON, VIC 3630	\$263,500	08/12/2016
5/193 THE BVD, SHEPPARTON, VIC 3630	\$240,000	18/04/2016
4/25 SALI DR, SHEPPARTON, VIC 3630	\$275,000	24/03/2017

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