

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

13 BROKEN RIVER DRIVE, SHEPPARTON, VIC 3630

Indicative selling price

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

Single Price:

\$349,000

Median sale price

Median price

\$258,000

House

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Unit

Suburb

SHEPPARTON

Period

01 October 2016 to 30 September 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
9 DARLING CRT, SHEPPARTON, VIC 3630	\$340,000 \$335,000	06/10/2017
31 NICHOLLS AVE, SHEPPARTON, VIC 3630	*\$340,000	04/10/2017
65 GOLF DR, SHEPPARTON, VIC 3630	\$340,000	20/06/2017