

## 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 64 PATERSON 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: \$249,000

### Median sale price

Median price \$258,000 House  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
61 PATERSON RD, SHEPPARTON, VIC 3630	\$260,000	08/08/2017
18 ANSELL CRES, SHEPPARTON, VIC 3630	\$255,000	12/01/2017
6 LILLEY CRT, SHEPPARTON, VIC 3630	\$243,000	06/10/2016