

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

2/1 COTTRELL STREET, SHEPPARTON, VIC 3630

Indicative selling price

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

Single Price:

\$170,000

Median sale price

Median price

\$225,000

House

Unit

X

Suburb

SHEPPARTON

Period

01 October 2016 to 30 September 2017

Source

 pricefinder

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
6 LANGI ST, SHEPPARTON, VIC 3630	\$168,500	11/01/2017
237 THE BVD, SHEPPARTON, VIC 3630	\$160,000	05/08/2016
2/25 BOWE ST, SHEPPARTON, VIC 3630	\$162,500	04/03/2017