

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

82 WILMOT ROAD, SHEPPARTON, VIC 3630

Indicative selling price

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

Single Price:

\$277,500

Median sale price

Median price

\$265,000

House

Unit

Suburb

SHEPPARTON

Period

01 April 2017 to 31 March 2018

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
7 FAIRWAY CRT, SHEPPARTON, VIC 3630	\$270,000	26/02/2018
94 REA ST, SHEPPARTON, VIC 3630	\$280,000	08/02/2017
12 SMITH ST, SHEPPARTON, VIC 3630	\$280,000	15/03/2018