

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 46 BALACLAVA ROAD, SHEPPARTON, VIC 3630

Indicative selling price

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

Single Price: \$229,000

Median sale price

Median price \$265,000

House

X

Unit

Suburb SHEPPARTON

Period 01 April 2017 to 31 March 2018

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 REGENT ST, SHEPPARTON, VIC 3630	\$207,000	06/12/2017
2 GLOUCESTER CRES, SHEPPARTON, VIC 3630	\$230,000	17/01/2018
88 REGENT ST, SHEPPARTON, VIC 3630	\$220,000	24/07/2017