

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

#### Property offered for

Address  
Including suburb and 14 LEITHEN STREET, SHEPPARTON, VIC

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$135,000

#### Median sale price

Median price \$265,000

House ☒

Unit ☐

Suburb SHEPPARTON

Period 01 July 2017 to 30 June 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	Price	Date of sale
5 EILDON ST, SHEPPARTON, VIC 3630	\$133,000	29/01/2017
34 MACINTOSH ST, SHEPPARTON, VIC 3630	\$137,000	01/03/2018
155 ARCHER ST, SHEPPARTON, VIC 3630	*\$121,000	30/06/2018