

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

25 ISABELLA STREET, 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 \$272,000

House

Unit

Suburb SHEPPARTON

Period 01 January 2018 to 31 December 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
9 BLACKWOOD ST, SHEPPARTON, VIC 3630	\$229,000	15/10/2018
22 WEDDELL ST, SHEPPARTON, VIC 3630	\$225,000	03/09/2018
39 ISABELLA ST, SHEPPARTON, VIC 3630	\$225,000	10/05/2018

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 ISABELLA STREET, SHEPPARTON,

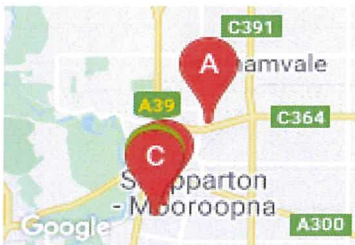
 3  2  1

Indicative Selling Price

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

Single Price: \$229,000

MEDIAN SALE PRICE




SHEPPARTON, VIC, 3630

Suburb Median Sale Price (House)

\$272,000

01 January 2018 to 31 December 2018

Provided by: 

COMPARABLE PROPERTIES

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.



9 BLACKWOOD ST, SHEPPARTON, VIC

 3  1  2

Sale Price

\$229,000

Sale Date: 15/10/2018

Distance from Property: 3km



22 WEDDELL ST, SHEPPARTON, VIC 3630

 3  1  1

Sale Price

\$225,000

Sale Date: 03/09/2018

Distance from Property: 254m



39 ISABELLA ST, SHEPPARTON, VIC 3630

 4  1  2

Sale Price

\$225,000

Sale Date: 10/05/2018

Distance from Property: 131m



This report has been compiled on 08/02/2019 by Ray Dobson Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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