

# 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 or  
locality and postcode

4 Sandhill Street, Shepparton 3630

### Indicative selling price

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

Single price

\$ 320,000

or range between

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&

\$

### Median sale price

Median price

\$ 272,000

\*House

\*Unit

Suburb  
or locality

Shepparton

Period - From

05/10/2018

to

05/11/2018

Source

Realestate.com.au

### 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
1 1 Curlew Place, Shepparton	\$ 326,000	22 June 2018
2 33 Salamander Terrace, Shepparton	\$ 318,000	19 Nov 2018
3 49 Taig Avenue, Kialla	\$ 325,000	08 Oct 2018