

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

11 Ross Alan Drive, Shepparton Vic 3630

Indicative selling price

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

Single price

\$415,000

or range between

\$N/A

&

\$N/A

Median sale price

Median price

\$270,000

*House

*Unit

Suburb
or locality

Shepparton

Period - From

07/08/2017

to

06/08/2018

Source

realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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

27 Pine Road, Shepparton	\$425,000	10/10/2017
1 Hereford Drive, Shepparton	\$410,000	28/05/2018
8 Limosin Court, Shepparton	\$385,000	05/05/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~