

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

13 Alexander Parade, Shepparton 3630

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ 326,000

or range between \$\*

&

\$

### Median sale price

Median price \$280,000

Property type House

Suburb Shepparton 3630

Period - From 27-10- 2018

to

27-10-2019

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 20 Alexander Parade, Shepparton	\$ 345,000	6 May 2019
2 46 Palmer Road, Shepparton	\$ 330,000	18 March 2019
3 21-23 Nicholls Ave, Shepparton	\$ 335,000	2 November 2018

This Statement of Information was prepared on: 16/10/2019