

# 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 and  
locality and postcode

54 Shepherd Road, Batesford

### Indicative selling price

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

Range Between

\$900,000

&

\$990,000

### Median Sale Price

Median price

\$687,500

House

X

Suburb  
or locality

Batesford

Period - From

01/01/2017

to

31/12/2017

Source

Pricfinder

### Comparable property sales

Address of comparable property	Price	Date of Sale
1.		
2.		
3.		

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.

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# Statement of Information

Sections 47AF of the Estate Agents Act 1980



54 Shepherd Road, Batesford

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Indicative selling price: \$900,000 - \$990,000

Bed Bath Car

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

## Batesford

Median House Price: \$687,500  
Period From: 01/01/2017  
Source: Pricfinder

Median Unit Price:  
Period to: 31/12/2017

## Comparable Sales

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.

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Prepared on 20 April 2018

### Agent Details

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