

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 and
postcode

32 NIGHTINGALE WAY SHEPPARTON VIC 3630

Indicative selling price

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

Single Price

or range
between

\$585,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

Suburb

Shepparton

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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

4 SHEOAK COURT SHEPPARTON VIC 3630	\$610,000	26-Jul-22
25 ROSS ALAN DRIVE SHEPPARTON VIC 3630	\$615,000	30-Sep-22
7 CORVETTE COURT SHEPPARTON VIC 3630	\$598,000	17-Feb-23

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.

This Statement of Information was prepared on: 28 April 2023



**4 SHEOAK COURT SHEPPARTON
VIC 3630**

 4  2  3

Sold Price **\$610,000** Sold Date **26-Jul-22**

Distance **0.34km**



**25 ROSS ALAN DRIVE
SHEPPARTON VIC 3630**

 3  2  2

Sold Price **\$615,000** Sold Date **30-Sep-22**

Distance **0.39km**



**7 CORVETTE COURT SHEPPARTON
VIC 3630**

 3  2  2

Sold Price **\$598,000** Sold Date **17-Feb-23**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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