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

1 CLIFTON STREET SHEPPARTON VIC 3630

Indicative selling price

Period-from

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

Single Price	0	or range \$490,000		\$520,000	
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$447,650	Property type	House	Suburb	Shepparton

31 Jul 2024

Source

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

01 Aug 2023

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.

to

Address of comparable property	Price	Date of sale	
41 LACHLAN CRESCENT SHEPPARTON VIC 3630	\$537,500	21-Feb-24	
51 WRIGHT AVENUE SHEPPARTON VIC 3630	\$500,000	09-Feb-24	
21 WILMOT ROAD SHEPPARTON VIC 3630	\$510,000	29-Jun-24	

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: 09 August 2024



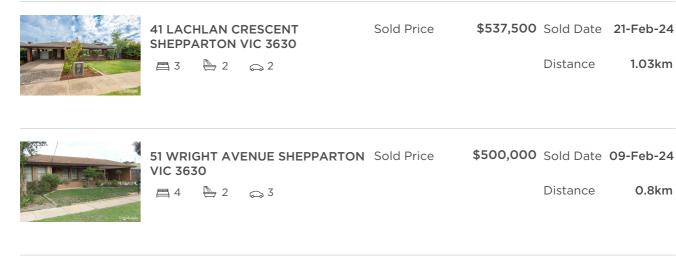
Corelogic

consumer.vic.gov.au

Shepparton Real Estate

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21 WILMOT ROAD SHEPPARTON VIC 3630			Sold Price	^{RS} \$510,000	Sold Date	29-Jun-24
₿ 3	2	ç⊋ 2			Distance	0.35km

RS = Recent sale UN = Undisclosed Sale

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