

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

11 Breage Court Shepparton VIC 3630

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price &

\$525,000

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Shepparton

Period-from

01 Oct 2018

to

30 Sep 2019

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

25 Sutherland Avenue Shepparton VIC 3630

\$825,000

06-Oct-18

14 Sutherland Avenue Shepparton VIC 3630

\$580,000

09-Aug-19

61 Orr Street Shepparton VIC 3630

\$650,000

16-Nov-18

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: 25 October 2019



**25 Sutherland Avenue Shepparton
VIC 3630**

4 2 1

Sold Price

\$825,000

Sold Date

06-Oct-18

Distance

0.16km



**14 Sutherland Avenue Shepparton
VIC 3630**

4 2 2

Sold Price

^{RS} **\$580,000**

Sold Date

09-Aug-19

Distance

0.18km



61 Orr Street Shepparton VIC 3630

4 2 2

Sold Price

\$650,000

Sold Date

16-Nov-18

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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