

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

45 PATERSON ROAD 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

\$489,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$290,000

Property type

Land

Suburb

Shepparton

Period-from

01 Feb 2023

to

31 Jan 2024

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

26 SUTTON ROAD SHEPPARTON VIC 3630	\$495,000	19-Jan-24
63 BROOKS AVENUE SHEPPARTON VIC 3630	\$505,000	17-Nov-23
11 GALLERY COURT SHEPPARTON VIC 3630	\$512,000	06-Dec-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: 12 February 2024

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**26 SUTTON ROAD SHEPPARTON
VIC 3630**

Sold Price

^{RS}

\$495,000

Sold Date

19-Jan-24

 3

 2

 3

Distance

0.16km



**63 BROOKS AVENUE
SHEPPARTON VIC 3630**

Sold Price

\$505,000

Sold Date

17-Nov-23

 3

 2

 2

Distance

0.27km



**11 GALLERY COURT SHEPPARTON
VIC 3630**

Sold Price

\$512,000

Sold Date

06-Dec-23

 3

 2

 2

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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