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	18 Ross Alan Drive 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	$499,000	&	$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$143,000	Property type	Land	Suburb	Shepparton
Period-from	01 Jun 2020	to	31 May 2021	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
27 King Richard Drive Shepparton VIC 3630	$485,000	01-Apr-21
1 Hereford Drive Shepparton VIC 3630	$500,000	18-Mar-21
5 Madeira Street Shepparton VIC 3630	$530,000	22-Dec-20

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: 21 June 2021

GAGLIARDI SCOTT | REAL ESTATE

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27 King Richard Drive Shepparton VIC 3630

3 2 2

Sold Price RS **$485,000** Sold Date **01-Apr-21**

Distance **0.27km**

1 Hereford Drive Shepparton VIC 3630

4 2 2

Sold Price **$500,000** Sold Date **18-Mar-21**

Distance **1.17km**

5 Madeira Street Shepparton VIC 3630

4 2 2

Sold Price **$530,000** Sold Date **22-Dec-20**

Distance **1.46km**

RS = Recent sale **UN** = Undisclosed Sale

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