

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 or
locality and postcode

6 School Road, Shepparton East 3631

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$650,000

&

\$710,000

Median sale price

Median price

N/A

Property type

all

Suburb

Shepparton East 3631

Period - From

to

Source

Realestate.com.au

Comparable property sales

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
2 Davies Drive, Shepparton East	\$ 785,000	24/06/2023
650 New Dookie Road, Shepparton East	\$ 751,000	23/08/2023
523 Central Ave, Shepparton East	\$ 645,000	09/06/2023

This Statement of Information was prepared on: 13/12/23