

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

2/4 ORR STREET, SHEPPARTON, VIC 3630

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$360,000 to \$390,000

### Median sale price

Median price

\$315,000

Property type

Unit

Suburb

SHEPPARTON

Period

01 July 2021 to 30 June 2022

Source

  
pricfinder

### 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

1/51 ORR ST, SHEPPARTON, VIC 3630	\$402,000	11/02/2022
3/5 MAUDE ST, SHEPPARTON, VIC 3630	\$410,000	20/12/2021
3/15 CLAUDE ST, SHEPPARTON, VIC 3630	\$368,000	31/03/2022

This Statement of Information was prepared on:

14/07/2022