

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

19 MERINO 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

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

21 MERINO DRIVE SHEPPARTON VIC 3630	\$615,000	03-Oct-22
6 CORRIEDALE COURT SHEPPARTON VIC 3630	\$675,000	28-Sep-22
4 CORRIEDALE COURT SHEPPARTON VIC 3630	\$550,000	25-Jan-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: 05 February 2024

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**21 MERINO DRIVE SHEPPARTON
VIC 3630**

4 2 2

Sold Price **\$615,000** Sold Date **03-Oct-22**

Distance **0.03km**



**6 CORRIEDALE COURT
SHEPPARTON VIC 3630**

4 2 4

Sold Price **\$675,000** Sold Date **28-Sep-22**

Distance **0.1km**



**4 CORRIEDALE COURT
SHEPPARTON VIC 3630**

3 2 2

Sold Price **\$550,000** Sold Date **25-Jan-23**

Distance **0.1km**



**3 ROMNEY CRESCENT
SHEPPARTON VIC 3630**

4 2 2

Sold Price **\$700,000** Sold Date **31-Mar-23**

Distance **0.15km**



**7 POLWARTH PLACE
SHEPPARTON VIC 3630**

3 2 2

Sold Price **\$550,000** Sold Date **09-Dec-22**

Distance **0.15km**



**32 MERINO DRIVE SHEPPARTON
VIC 3630**

3 2 2

Sold Price **\$620,000** Sold Date **12-Sep-23**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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7 TUKIDALE PLACE SHEPPARTON VIC 3630

4 1 1

Sold Price

\$765,000

Sold Date

12-Apr-23

Distance

0.19km



11 ROMNEY CRESCENT SHEPPARTON VIC 3630

3 2 2

Sold Price

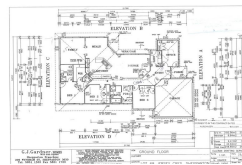
\$625,000

Sold Date

31-Aug-23

Distance

0.22km



15 JERSEY CRESCENT SHEPPARTON VIC 3630

3 2 2

Sold Price

\$635,000

Sold Date

19-May-23

Distance

0.29km



24 ROMNEY CRESCENT SHEPPARTON VIC 3630

3 2 2

Sold Price

\$637,500

Sold Date

23-Aug-22

Distance

0.3km



7 LIMOUSIN COURT SHEPPARTON VIC 3630

4 2 2

Sold Price

\$785,000

Sold Date

03-Nov-22

Distance

0.32km



7 CORVETTE COURT SHEPPARTON VIC 3630

3 2 2

Sold Price

\$598,000

Sold Date

17-Feb-23

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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