

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

101 BALACLAVA 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

\$445,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,250

Property type

House

Suburb

Shepparton

Period-from

01 Jan 2022

to

31 Dec 2022

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

5 NUMURKAH ROAD SHEPPARTON VIC 3630	\$450,000	02-Sep-22
21 CLAUDE STREET SHEPPARTON VIC 3630	\$435,000	04-Feb-22
13 RULE STREET SHEPPARTON VIC 3630	\$475,000	30-Sep-22

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: 19 January 2023

**5 NUMURKAH ROAD SHEPPARTON
VIC 3630**

Sold Price

\$450,000

Sold Date

02-Sep-22

3



1



2

Distance

0.2km**21 CLAUDE STREET SHEPPARTON
VIC 3630**

Sold Price

\$435,000

Sold Date

04-Feb-22

3



1



2

Distance

0.8km**13 RULE STREET SHEPPARTON VIC
3630**

Sold Price

\$475,000

Sold Date

30-Sep-22

3



1



2

Distance

1.02km**RS** = Recent sale**UN** = Undisclosed Sale

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