

# 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

2 Sheoak Court, Shepparton Vic 3630

### Indicative selling price

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

Single price \$630,000

### Median sale price

Median price \$461,000

Property Type House

Suburb Shepparton

Period - From 01/01/2024

to 31/12/2024

Source REIV

### 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
1	31 Warrumbungle Dr SHEPPARTON NORTH 3631	\$620,000	20/02/2025
2	5 Arbour Ct SHEPPARTON 3630	\$640,000	30/12/2024
3	17 Pine Rd SHEPPARTON 3630	\$625,000	08/12/2024

**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:

28/02/2025 15:26

2 Sheoak Court, Shepparton Vic 3630



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**Property Type:** House (Res)  
**Land Size:** 685 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$630,000  
**Median House Price**  
Year ending December 2024: \$461,000

## Comparable Properties



**31 Warrumbungle Dr SHEPPARTON NORTH 3631 (REI)** [Agent Comments](#)

4 2 2

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 20/02/2025  
**Property Type:** House  
**Land Size:** 637 sqm approx



**5 Arbour Ct SHEPPARTON 3630 (REI/VG)** [Agent Comments](#)

3 2 2

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 30/12/2024  
**Property Type:** House  
**Land Size:** 813 sqm approx



**17 Pine Rd SHEPPARTON 3630 (REI)** [Agent Comments](#)

4 2 2

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 08/12/2024  
**Property Type:** House  
**Land Size:** 740 sqm approx

**Account - Maurice McNamara & Co** | P: 03 5862 1077 | F: 03 5862 2032



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