# Statement of Information Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Property offered for sale

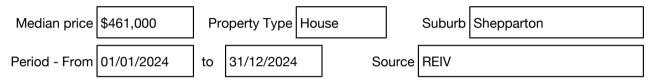
Address Including suburb or locality and postcode

2 Sheoak Court, Shepparton Vic 3630

# Indicative selling price

Single price \$630,000

#### Median sale price



# 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







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

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



Land Size: 813 sqm approx

17 Pine Rd SHEPPARTON 3630 (REI) **6** 2 • • 4 2

Agent Comments

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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