

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

10 REID STREET 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

House

Suburb

Shepparton

Period-from

01 Sep 2022

to

31 Aug 2023

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

1 REID STREET SHEPPARTON VIC 3630	\$535,000	28-Jul-22
8 FITZGERALD STREET SHEPPARTON VIC 3630	\$595,000	02-Mar-23
16 FITZGERALD STREET SHEPPARTON VIC 3630	\$508,000	12-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: 08 September 2023

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1 REID STREET SHEPPARTON VIC 3630

4 2 3

Sold Price

\$535,000

Sold Date

28-Jul-22

Distance

0.09km



8 FITZGERALD STREET SHEPPARTON VIC 3630

- - -

Sold Price

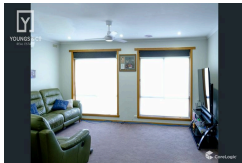
\$595,000

Sold Date

02-Mar-23

Distance

0.13km



16 FITZGERALD STREET SHEPPARTON VIC 3630

3 2 2

Sold Price

\$508,000

Sold Date

12-Jan-23

Distance

0.13km



91 GRAHAM STREET SHEPPARTON VIC 3630

3 2 4

Sold Price

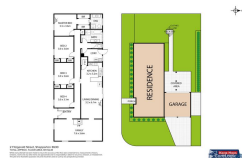
\$481,000

Sold Date

16-May-22

Distance

0.15km



2 FITZGERALD STREET SHEPPARTON VIC 3630

4 2 2

Sold Price

\$565,000

Sold Date

10-Jun-22

Distance

0.16km



6 DAY COURT SHEPPARTON VIC 3630

3 2 3

Sold Price

\$575,000

Sold Date

08-Dec-22

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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**11 FITZGERALD STREET
SHEPPARTON VIC 3630**

3 2 2

Sold Price **\$530,000** Sold Date **23-Mar-22**

Distance **0.18km**



**27 REID STREET SHEPPARTON VIC
3630**

4 2 5

Sold Price **\$920,000** Sold Date **25-Jan-23**

Distance **0.2km**



**32 NIGHTINGALE WAY
SHEPPARTON VIC 3630**

4 2 2

Sold Price **\$605,000** Sold Date **02-Jun-23**

Distance **0.23km**



**24 TRUDGEN STREET
SHEPPARTON VIC 3630**

4 2 2

Sold Price **\$665,000** Sold Date **12-May-22**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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