

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

31 Wright Ave, Shepparton, Vic 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$*

or range between

\$ 495,000

&

\$ 545,000

Median sale price

Median price

\$ 473,000

Property type

4 bedroom house

Suburb

Shepparton

Period - From

6/1/2021

to

6/1/2022

Source

Realestate.com.au

Comparable property sales

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 26 Alexander Parade, Shepparton	\$ 515,000	06 Oct 2021
2 13 Hovell Crescent, Shepparton	\$ 565,000	23 June 2021
3	\$	

OR

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: 20/01/2022