

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 15 Percival Street, Shepparton, VIC 3630

### Indicative selling price

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

Price Range

\$495,000

&

\$535,000

### Median sale price

Median price

\$455,500

Property Type

House

Suburb

Shepparton (3630)

Period - From

01/10/2023

to

30/09/2024

Source

Pricefinder

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
82 CALLISTER STREET, SHEPPARTON VIC 3630	\$470,000	19/11/2024
9 BECKETT COURT, SHEPPARTON VIC 3630	\$465,000	14/11/2024
101 CALLISTER STREET, SHEPPARTON VIC 3630	\$510,000	07/11/2024

This Statement of Information was prepared on: 27/11/2024