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	46 Wright Avenue 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	$345,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$320,000	Property type	House	Suburb	Shepparton
Period-from	01 Jun 2020	to	31 May 2021	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
6 Paterson Road Shepparton VIC 3630	$350,000	05-Feb-21
4 Gilbert Court Shepparton VIC 3630	$353,000	06-Jul-20
13 Sunbury Road Shepparton VIC 3630	$355,000	07-Feb-21

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: 04 June 2021

GAGLIARDI SCOTT | REAL ESTATE

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6 Paterson Road Shepparton VIC 3630

3 2 2

Sold Price **$350,000** Sold Date **05-Feb-21**

Distance **0.64km**



4 Gilbert Court Shepparton VIC 3630

3 2 2

Sold Price **$353,000** Sold Date **06-Jul-20**

Distance **0.68km**



13 Sunbury Road Shepparton VIC 3630

3 2 2

Sold Price **$355,000** Sold Date **07-Feb-21**

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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