

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

80 Guthrie Street, Shepparton

Indicative selling price

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

Single price

or range between

\$470,000

&

\$495,000

Median sale price

Median price

\$415,000

Property type

House

Suburb

Shepparton, Vic 3630

Period - From

Sep 2021

to

Aug 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
74 Graham Street, Shepparton	\$ 480,000	17 June 2022
91 Graham Street, Shepparton	\$ 481,000	26 May 2022
5 Bass Court, Shepparton	\$ 491,000	22 Feb 2022

This Statement of Information was prepared on: 28/09/2022