

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

13 SABRI DRIVE 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

\$865,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,000

Property type

House

Suburb

Shepparton

Period-from

01 Mar 2023

to

29 Feb 2024

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

8 HANDLEY COURT SHEPPARTON VIC 3630	\$750,000	20-Sep-23
61 PINE ROAD SHEPPARTON VIC 3630	\$985,000	01-Sep-23
17 PROTEA COURT SHEPPARTON VIC 3630	\$920,000	27-Feb-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: 27 March 2024

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8 HANDLEY COURT SHEPPARTON VIC 3630

3 2 2

Sold Price

\$750,000

Sold Date

20-Sep-23

Distance

0.29km



61 PINE ROAD SHEPPARTON VIC 3630

5 4 3

Sold Price

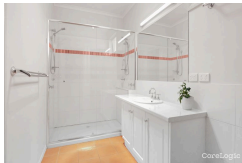
\$985,000

Sold Date

01-Sep-23

Distance

0.64km



17 PROTEA COURT SHEPPARTON VIC 3630

4 2 3

Sold Price

\$920,000

Sold Date

27-Feb-23

Distance

0.8km



27 REID STREET SHEPPARTON VIC 3630

4 2 5

Sold Price

Sold Date

25-Jan-23

Distance

1.01km



7 AYRSHIRE WAY SHEPPARTON VIC 3630

4 3 -

Sold Price

\$855,000

Sold Date

27-Feb-23

Distance

1.07km



7 LIMOUSIN COURT SHEPPARTON VIC 3630

4 2 2

Sold Price

\$785,000

Sold Date

03-Nov-22

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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**4 MCCORKELL COURT
SHEPPARTON VIC 3630**

3 2 2

Sold Price **\$815,000** Sold Date **06-Dec-23**

Distance **1.16km**



**8 BARGO COURT SHEPPARTON
NORTH VIC 3631**

6 3 2

Sold Price **\$930,000** Sold Date **01-Dec-23**

Distance **1.19km**



**7 HOLSTEIN COURT SHEPPARTON
VIC 3630**

4 2 3

Sold Price **\$850,000** Sold Date **02-Aug-23**

Distance **1.22km**



**31 KING RICHARD DRIVE
SHEPPARTON VIC 3630**

5 2 4

Sold Price **\$801,000** Sold Date **27-Sep-23**

Distance **1.41km**

RS = Recent sale UN = Undisclosed Sale

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