

## 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

2 MCCUBBIN DRIVE SHEPPARTON VIC 3630

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$448,000

Property type

House

Suburb

Shepparton

Period-from

01 Jul 2023

to

30 Jun 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

65 PATERSON ROAD SHEPPARTON VIC 3630	\$480,000	06-Feb-24
22 MCCUBBIN DRIVE SHEPPARTON VIC 3630	\$540,000	19-Jul-23
4 ENGLISH COURT SHEPPARTON VIC 3630	\$473,500	20-Nov-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: 14 July 2024

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**65 PATERSON ROAD  
SHEPPARTON VIC 3630**

3 1 2

Sold Price **\$480,000** Sold Date **06-Feb-24**

Distance **0.14km**



**22 MCCUBBIN DRIVE  
SHEPPARTON VIC 3630**

3 2 2

Sold Price **\$540,000** Sold Date **19-Jul-23**

Distance **0.15km**



**4 ENGLISH COURT SHEPPARTON  
VIC 3630**

3 2 2

Sold Price **\$473,500** Sold Date **20-Nov-23**

Distance **0.15km**

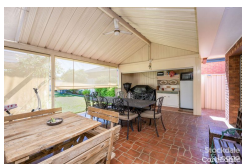


**31 MCCUBBIN DRIVE SHEPPARTON  
VIC 3630**

3 2 2

Sold Price **\$515,000** Sold Date **15-Mar-23**

Distance **0.24km**



**3 RAMSEY STREET SHEPPARTON  
VIC 3630**

3 3 2

Sold Price **\$580,000** Sold Date **22-Jun-23**

Distance **0.25km**



**1 FOX COURT SHEPPARTON VIC  
3630**

3 2 1

Sold Price **\$470,000** Sold Date **30-Jan-23**

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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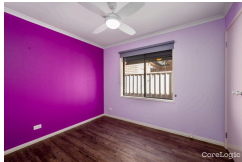


**63 BROOKS AVENUE  
SHEPPARTON VIC 3630**

3 2 2

Sold Price **\$505,000** Sold Date **17-Nov-23**

Distance **0.27km**



**3 MELROSE CIRCUIT SHEPPARTON  
VIC 3630**

3 1 2

Sold Price **\$475,000** Sold Date **15-Nov-23**

Distance **0.34km**

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

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