# 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

#### Indicative selling price

Period-from

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

Single Price		or rang betwee	5479 000	&	\$440,000			
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$450,000	Property type	House	Suburb	Shepparton			

31 May 2024

Source

# Comparable property sales (\*Delete A or B below as applicable)

01 Jun 2023

**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.

to

Address of comparable property	Price	Date of sale
4 CHAMPION LANE SHEPPARTON VIC 3630	\$465,000	09-Apr-24
4 BONNEY COURT SHEPPARTON VIC 3630	\$485,000	25-Oct-23
14 GLORY WAY SHEPPARTON VIC 3630	\$419,000	07-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: 24 June 2024



Corelogic

consumer.vic.gov.au



Xavier Stevens P 58215566

- M 0403152642
- E Xavier.stevens@prd.com.au



4 CHAMPION LANE SHEPPARTON
Sold Price
Sold Date
09-Apr-24

VIC 3630
Image: Second secon



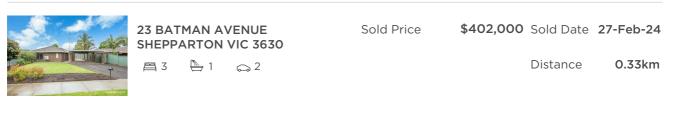
4 BONNEY COURT SHEPPARTON VIC 3630			Sold Price	\$485,000	Sold Date	25-Oct-23
่ ☐ 3	2 🚔	G 1			Distance	0.21km



	14 GLO 3630	RY WAY	SHEPPARTON VIC	Sold Price	\$419,000	Sold Date	07-Nov-23
Logia	酉 4	2	⇔ <sup>2</sup>			Distance	0.23km



20 WENTWORTH STREET SHEPPARTON VIC 3630			Sold Price	\$535,000	\$535,000 Sold Date 06-Ma		
昌 5	2	<b>⊜</b> 2			Distance	0.28km	





12 WILLS STREET SHEPPARTON
Sold Price
\$413,500
Sold Date
06-Dec-23

VIC 3630
Image: Stream of the st

RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Xavier Stevens

P 58215566

M 0403152642

E Xavier.stevens@prd.com.au



2 MARTIN COURT SHEPPARTON VIC 3630 Sold Price

\$470,000 Sold Date 20-Jul-23

昌 3 👆 1 🞧 -

Distance 0.56km

RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.