

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

16 Gloucester Cres, Shepparton 3630

Indicative selling price

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

Single price

or range between

\$ 480,000

&

\$ 520,000

Median sale price

Median price

430,000

Property type

all

Suburb

Shepparton

Period - From

December 2022

to

November 2023

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

9 Northcote Ave, Shepparton	\$ 510,000	Nov 2023
63 Brooks Ave, Shepparton	\$ 505,000	Nov 2023
40 Carson Street, Shepparton	\$ 475,000	Oct 2023

This Statement of Information was prepared on: 21/12/2023