

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

28 Guthrie Street, Shepparton 3630

Indicative selling price

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

Single price

\$525,000

or range between \$

&

\$

Median sale price

Median price

\$578,500

Property type

4 bedroom home

Suburb

Shepparton

Period - From

April 2023

to

March 2024

Source

www.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

22 Wimmera Drive, Shepparton 3630	\$506,800	April 2024
93 Numurkah Road, Shepparton 3630	\$500,000	March 2024
41 Lachlan Crescent, Shepparton 3630	\$537,000	March 2024

This Statement of Information was prepared on: 14/04/2024