

## 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 Kennedy Road Shepparton VIC 3630

### Indicative selling price

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

Single Price

or range  
between

\$220,000

&

\$230,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$314,500

Property type

House

Suburb

Shepparton

Period-from

01 Apr 2020

to

31 Mar 2021

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

16 Morrish Road Shepparton VIC 3630	\$235,000	26-Nov-20
27 Sheppard Street Shepparton VIC 3630	\$246,000	11-Nov-20
66 Macintosh Street Shepparton VIC 3630	\$220,000	05-Nov-20

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: 26 April 2021

**16 Morrish Road Shepparton VIC 3630**

Sold Price

**\$235,000**Sold Date **26-Nov-20**

3 1 1

Distance **0.69km****27 Sheppard Street Shepparton VIC 3630**

Sold Price

**\$246,000**Sold Date **11-Nov-20**

3 1 2

Distance **0.71km****66 Macintosh Street Shepparton VIC 3630**

Sold Price

**\$220,000**Sold Date **05-Nov-20**

3 1 2

Distance **0.95km****RS** = Recent sale**UN** = Undisclosed Sale

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