

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

25 Grampians Parade Shepparton North VIC 3631

Indicative selling price

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

Single Price

or range
between

\$355,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,250

Property type

House

Suburb

Shepparton North

Period-from

01 Dec 2019

to

30 Nov 2020

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

25 Warrumbungle Drive Shepparton North VIC 3631	\$374,000	25-Jul-19
4 Kosciuszko Crescent Shepparton North VIC 3631	\$350,000	06-Oct-20
2 Grampians Parade Shepparton North VIC 3631	\$370,000	04-Nov-19

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: 10 December 2020



**25 Warrumbungle Drive
Shepparton North VIC 3631**

3 2 2

Sold Price **\$374,000** Sold Date **25-Jul-19**

Distance **0.16km**



**4 Kosciuszko Crescent Shepparton
North VIC 3631**

4 2 2

Sold Price **\$350,000** Sold Date **06-Oct-20**

Distance **0.16km**



**2 Grampians Parade Shepparton
North VIC 3631**

4 2 2

Sold Price **\$370,000** Sold Date **04-Nov-19**

Distance **0.21km**

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

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