

## 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

30 KOSCIUSZKO CRESCENT SHEPPARTON NORTH VIC 3631

### Indicative selling price

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

Single Price

\$575,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Shepparton North

Period-from

01 Dec 2022

to

30 Nov 2023

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

7 KINCHEGA DRIVE SHEPPARTON NORTH VIC 3631	\$580,000	05-Jul-23
6 KINCHEGA DRIVE SHEPPARTON NORTH VIC 3631	\$525,000	27-Oct-23
45 WARRUMBUNGL E DRIVE SHEPPARTON NORTH VIC 3631	\$620,000	19-Jul-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: 21 December 2023

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**7 KINCHEGA DRIVE SHEPPARTON  
NORTH VIC 3631**

4 2 2

Sold Price

**\$580,000**

Sold Date

**05-Jul-23**

Distance

**0.35km**


**6 KINCHEGA DRIVE SHEPPARTON  
NORTH VIC 3631**

3 2 2

Sold Price

**\$525,000**

Sold Date

**27-Oct-23**

Distance

**0.31km**


**45 WARRUMBUNGLE DRIVE  
SHEPPARTON NORTH VIC 3631**

3 2 2

Sold Price

**\$620,000**

Sold Date

**19-Jul-23**

Distance

**0.4km**


**53 MERINO DRIVE SHEPPARTON  
VIC 3630**

3 2 2

Sold Price

**\$605,000**

Sold Date

**19-Apr-23**

Distance

**0.41km**


**3 FRIESIAN CRESCENT  
SHEPPARTON VIC 3630**

4 2 2

Sold Price

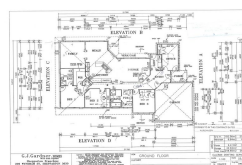
**\$555,000**

Sold Date

**18-Jul-22**

Distance

**0.44km**


**15 JERSEY CRESCENT  
SHEPPARTON VIC 3630**

3 2 2

Sold Price

**\$635,000**

Sold Date

**19-May-23**

Distance

**0.61km**

RS = Recent sale

UN = Undisclosed Sale

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**11 JERSEY CRESCENT  
SHEPPARTON VIC 3630**

4 2 2

Sold Price **\$569,000** Sold Date **09-Aug-22**

Distance **0.65km**

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

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