# 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

**3 TASSONE COURT SHEPPARTON VIC 3630** 

#### 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	\$650,000	&	\$715,000
Median sale price (*Delete house or unit as ap	plicable)					
Median Price	\$383,000	Property t	уре	House	Suburb	Shepparton
Period-from	01 Jul 2021	to 30	Jun 2022	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
2 BUFFALO COURT KIALLA VIC 3631	\$685,000	07-Oct-21
3 OMEO COURT KIALLA VIC 3631	\$726,000	16-Dec-21
5 HERMITAGE STREET SHEPPARTON VIC 3630	\$620,000	22-Apr-21

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: 07 July 2022



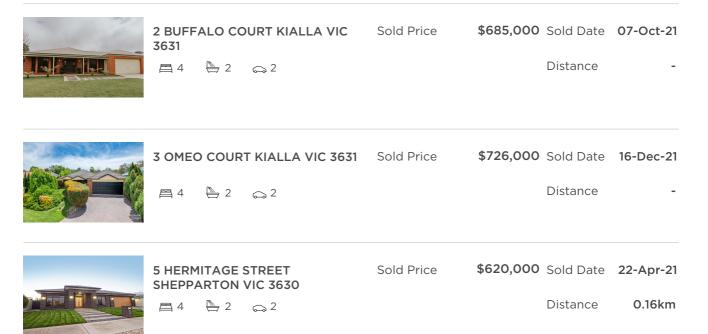
consumer.vic.gov.au



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#### RS = Recent sale UN = Undisclosed Sale

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