

## 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

5 JOHN FINDLAY PLACE 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

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$456,500

Property type

House

Suburb

Shepparton

Period-from

01 Feb 2024

to

31 Jan 2025

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

35 RUSTEM ROAD GRAHAMVALE VIC 3631	\$917,000	13-Dec-23
4 EUCLA COURT SHEPPARTON NORTH VIC 3631	\$875,000	15-Aug-23
40 ORR STREET SHEPPARTON VIC 3630	\$855,000	01-Mar-24

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: 13 February 2025

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**35 RUSTEM ROAD GRAHAMVALE  
VIC 3631**

 4  2  5

Sold Price

**\$917,000**

Sold Date

**13-Dec-23**

Distance

**1.77km**



**4 EUCLA COURT SHEPPARTON  
NORTH VIC 3631**

 6  4  2

Sold Price

**\$875,000**

Sold Date

**15-Aug-23**

Distance

**2.02km**



**40 ORR STREET SHEPPARTON VIC  
3630**

 3  2  2

Sold Price

**\$855,000**

Sold Date

**01-Mar-24**

Distance

**2.14km**

RS = Recent sale

UN = Undisclosed Sale

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