

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

4/193-195 THE BOULEVARD 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

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$331,400

Property type

Unit

Suburb

Shepparton

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/179 THE BOULEVARD SHEPPARTON VIC 3630	\$445,000	03-Feb-24
32 KNIGHT STREET SHEPPARTON VIC 3630	\$532,000	10-Nov-23
3/46 ORR STREET SHEPPARTON VIC 3630	\$460,000	06-Dec-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: 04 April 2024

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**1/179 THE BOULEVARD
SHEPPARTON VIC 3630**

2 1 1

Sold Price **\$445,000** Sold Date **03-Feb-24**

Distance **0.14km**



**32 KNIGHT STREET SHEPPARTON
VIC 3630**

2 1 1

Sold Price **\$532,000** Sold Date **10-Nov-23**

Distance **0.68km**



**3/46 ORR STREET SHEPPARTON
VIC 3630**

2 1 1

Sold Price **\$460,000** Sold Date **06-Dec-23**

Distance **0.95km**



**2/18 GRANTHORN STREET
SHEPPARTON VIC 3630**

2 1 -

Sold Price **\$385,500** Sold Date **28-Apr-23**

Distance **1.27km**



**4/122-126 KNIGHT STREET
SHEPPARTON VIC 3630**

2 1 1

Sold Price **\$365,000** Sold Date **05-Jul-23**

Distance **1.37km**



**3/146 NIXON STREET
SHEPPARTON VIC 3630**

2 1 2

Sold Price **\$369,000** Sold Date **29-Feb-24**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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**5/25-27 SALI DRIVE SHEPPARTON
VIC 3630**

Sold Price

\$450,000

Sold Date

07-Aug-23

 2

 1

 2

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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