# 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 | <del>or range</del><br><del>between</del> | & |  |
|--------------|-----------|---|---|--|
|              |           |   |   |  |

### Median sale price

(\*Delete house or unit as applicable)

| Median Price | \$331,400   | Prop | erty type |      | Unit      | Suburb | Shepparton |  |
|--------------|-------------|------|-----------|------|-----------|--------|------------|--|
| Period-from  | 01 Apr 2023 | to   | 31 Mar 2  | 2024 | 24 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



consumer.vic.gov.au



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

Distance

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

Distance

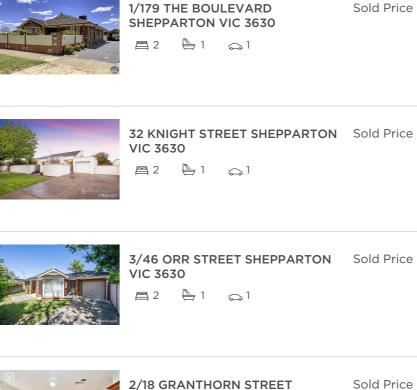
\$460,000 Sold Date 06-Dec-23

Distance

0.14km

0.68km

0.95km



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| /18 GRANTHORN STREET<br>HEPPARTON VIC 3630 | Sold Price | \$385,500 | Sold Date | 28-Apr-23 |
|--|------------|-----------|-----------|-----------|
| 🖺 2 🕒 1 👝 -                                |            |           | Distance  | 1.27km    |





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 Sold Price \$450,000 Sold Date 07-Aug-23 VIC 3630

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Distance 1.76km

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

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