

Reach more buyers. Get a higher price.

STATEMENT OF INFORMATION

4 CHAMPION LANE, SHEPPARTON, VIC 3630

PREPARED BY HOLLIE WOOD, SHEPPARTON REAL ESTATE, PHONE: 0455588386



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



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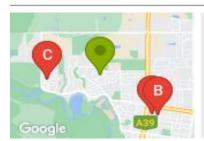
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting null

Price Range:

Provided by: Hollie Wood, Shepparton Real Estate

MEDIAN SALE PRICE



SHEPPARTON, VIC, 3630

Suburb Median Sale Price (House)

\$444,500

01 July 2022 to 30 June 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



1/25 MAUDE ST, SHEPPARTON, VIC 3630







Sale Price

\$640,000

Sale Date: 07/03/2023

Distance from Property: 1.8km





3/27 ORR ST, SHEPPARTON, VIC 3630









Sale Price

\$577,500

Sale Date: 28/04/2023

Distance from Property: 1.9km





3 TOORAK TCE, SHEPPARTON, VIC 3630







Sale Price

\$570.000

Sale Date: 17/04/2023

Distance from Property: 1.4km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address	
Including suburb and	4 CHAMPION LANE, SHEPPARTON, VIC 3630

Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Price F	Range:								
Median sale price									
Median price	\$444,500	Property type	House	Suburb	SHEPPARTON				
Period	01 July 2022 to 30 June 2023		Source	t	oricefinder				

Comparable property sales

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
1/25 MAUDE ST, SHEPPARTON, VIC 3630	\$640,000	07/03/2023
3/27 ORR ST, SHEPPARTON, VIC 3630	\$577,500	28/04/2023
3 TOORAK TCE, SHEPPARTON, VIC 3630	\$570,000	17/04/2023

This Statement of Information was prepared

18/09/2023

