

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 7 Tukidale Place Shepparton

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$575,000

Property type House

Suburb Shepparton Victoria 3630

Period - From March 2022

to

February 2023

Source Realestate.com

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 7 Limousin Court Shepparton	\$785,000	3/11/2022
2 51 Mason Street Shepparton	\$785,000	11/5/2022
3 81 Kittles Road Shepparton	\$825,000	13/9/2022

This Statement of Information was prepared on: 15 March 2023