

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

11 Maxwell Street 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

or range
between

\$245,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$314,500

Property type

House

Suburb

Shepparton

Period-from

01 Apr 2020

to

31 Mar 2021

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

112 Archer Street Shepparton VIC 3630	\$255,000	10-Feb-20
11 McDonald Street Shepparton VIC 3630	\$255,000	31-Jan-20
19 Michel Street Shepparton VIC 3630	\$245,000	04-Dec-20

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: 20 April 2021

Natalie Ryan

M 03583111800

E natalie@gagliardiscott.com.au



112 Archer Street Shepparton VIC 3630

Sold Price

\$255,000

Sold Date **10-Feb-20**

3 1 -

Distance **0.14km**



11 McDonald Street Shepparton VIC 3630

Sold Price

Sold Date **31-Jan-20**

3 1 2

Distance **0.27km**



19 Michel Street Shepparton VIC 3630

Sold Price

\$245,000

Sold Date **04-Dec-20**

3 1 2

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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