

# 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 or locality and postcode

5/25 Sali Drive, Shepparton vic 3630

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$450,000

or range between \$\*

&

\$

### Median sale price

Median price \$441,000

Property type All

Suburb Shepparton

Period - From July 2022

to

June 2023

Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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 2/16 Parkside Drive, Shepparton	\$ 490,000	09 March 2023
2 1/26 Glenlyon Ave, Shepparton	\$ 470,000	01 Dec 2022
3 1/15 Alamein Street, Shepparton	\$ 475,000	16 Oct 2021

This Statement of Information was prepared on: 5/07/2023