

# 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

27 King Richard Drive, Shepparton 3630

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$

or range between

\$475,000

&

\$495,000

### Median sale price

Median price

\$ 370,000

Property type

House

Suburb

Shepparton north

Period - From

Feb 4<sup>th</sup> 2020

to

Feb 4<sup>th</sup> 2021

Source

[www.Realestate.com.au](http://www.Realestate.com.au)

### 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

8 Nankervis Court, Shepparton	\$480,000	17 Sep 2020
11 Brighton Court, Shepparton	\$465,000	13 Oct 2021
15 Harrier Street, Shepparton	\$465,000	11 Jan 2021

This Statement of Information was prepared on: 07/03/2021