

# 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 4 Drysdale Court, Shepparton 3630

### Indicative selling price

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

Single price  or range between \$675,000 & \$710,000

### Median sale price

Median price \$586,000 Property type 4 bedroom house Suburb Shepparton

Period - From July 2023 to June 2024 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
3 Romney Cres, Shepparton 3630	\$700,000	April 2023
12 Pelican Court, Shepparton 3630	\$700,000	December 2023
5 Madeira Street, Shepparton 3630	\$700,000	May 2024

This Statement of Information was prepared on: 10/07/2023