

## 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

64 XAVIER CRESCENT SHEPPARTON NORTH VIC 3631

### Indicative selling price

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

Single Price

or range  
between

\$1,650,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Farm

Suburb

Shepparton North

Period-from

01 Sep 2023

to

31 Aug 2024

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

36 MOOTWINGEE CRESCENT SHEPPARTON NORTH VIC 3631	\$1,610,000	30-Apr-24
197 FORD ROAD GRAHAMVALE VIC 3631	\$1,700,000	14-Jun-23
5 SANDPIPER RIDGE SHEPPARTON VIC 3630	\$1,580,000	29-Dec-23

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: 13 September 2024

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**36 MOOTWINGEE CRESCENT  
SHEPPARTON NORTH VIC 3631**

 4  3  -

Sold Price **\$1,610,000** Sold Date **30-Apr-24**

Distance **1.32km**



**197 FORD ROAD GRAHAMVALE  
VIC 3631**

 4  4  -

Sold Price **\$1,700,000** Sold Date **14-Jun-23**

Distance **1.96km**



**5 SANDPIPER RIDGE SHEPPARTON  
VIC 3630**

 4  4  3

Sold Price **\$1,580,000** Sold Date **29-Dec-23**

Distance **4.8km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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