

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

9 Le Lievre Court, Shepparton 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$650,000 & \$680,000

Median sale price

Median price \$438,500 Property type *all* Suburb Shepparton

Period - From August 2022 to July 2023 Source 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
24 Trudgen Street, Shepparton 3630	\$665,000	25 May 202
55 Aspendale Cres, Shepparton 3630	\$651,000	24 Feb 2023
23 Merino Drive, Shepparton 3630	\$670,000	19 July 2022

This Statement of Information was prepared on: 14/08/2023