

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 Otway Court, Shepparton, Vic 3630

Indicative selling price

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

Single price

\$*

or range between

\$ 680,000

&

\$ 720,000

Median sale price

Median price

\$ 405,000

Property type

House

Suburb

Shepparton North

Period - From

6/1/2021

to

6/1/2022

Source

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
1 38 Ross Alan Drive, Shepparton	\$ 680,000	22 Sep 2021
2 9 Brighton Court, Shepparton	\$ 670,000	17 May 2021
3	\$	

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: 11/10/2022