

## 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

32 GRACE ROAD SHEPPARTON NORTH VIC 3631

### 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

\$395,000

&

\$415,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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
38 GRACE ROAD SHEPPARTON NORTH VIC 3631	\$400,000	23-Jan-23
6 SAMARIA BOULEVARD SHEPPARTON NORTH VIC 3631	\$420,000	13-Nov-22
18 HARVARD DRIVE SHEPPARTON NORTH VIC 3631	\$480,000	23-Aug-22

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: 28 May 2023

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**38 GRACE ROAD SHEPPARTON NORTH VIC 3631**

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Sold Price **\$400,000** Sold Date **23-Jan-23**

Distance **0.11km**



**6 SAMARIA BOULEVARD SHEPPARTON NORTH VIC 3631**

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Sold Price **\$420,000** Sold Date **13-Nov-22**

Distance **0.13km**



**18 HARVARD DRIVE SHEPPARTON NORTH VIC 3631**

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Sold Price **\$480,000** Sold Date **23-Aug-22**

Distance **0.6km**



**7 CANDLEBARK DRIVE SHEPPARTON NORTH VIC 3631**

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Sold Price **\$390,000** Sold Date **03-Mar-22**

Distance **1.49km**



**1 TINTERN STREET SHEPPARTON NORTH VIC 3631**

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Sold Price **\$385,000** Sold Date **11-Oct-22**

Distance **1.51km**



**2 WILLANDRA DRIVE SHEPPARTON NORTH VIC 3631**

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Sold Price **\$545,000** Sold Date **10-Nov-21**

Distance **2.42km**

RS = Recent sale      UN = Undisclosed Sale

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