

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

76 GRAHAM STREET SHEPPARTON VIC 3630

Indicative selling price

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

Single Price

or range
between

\$585,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Shepparton

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

1 DUNCAN COURT SHEPPARTON VIC 3630	\$600,000	25-Jun-24
6 NIGHTINGALE WAY SHEPPARTON VIC 3630	\$621,000	11-Jun-24
6 PARKER STREET SHEPPARTON VIC 3630	\$600,000	06-Aug-24

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: 19 September 2024

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**1 DUNCAN COURT SHEPPARTON
VIC 3630**

3 2 3

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **25-Jun-24**

Distance **0.19km**



**6 NIGHTINGALE WAY
SHEPPARTON VIC 3630**

3 2 2

Sold Price **\$621,000** Sold Date **11-Jun-24**

Distance **0.35km**



**6 PARKER STREET SHEPPARTON
VIC 3630**

4 2 2

Sold Price ^{RS} **\$600,000** Sold Date **06-Aug-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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