

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

8 Studebaker Court, Shepparton 3630

Indicative selling price

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

Single price \$ 560,000

or range between \$

&

\$

Median sale price

Median price \$ 457,000

Property type 4 Bedroom House

Suburb Shepparton

Period - From Oct 27th 2020

to

Oct 27th 2021

Source www.Realestate.com.au

Comparable property sales

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: 08/11/2021