

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

48 KENNEDY ROAD, SHEPPARTON, VIC 3630

Indicative selling price

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

Price Range: \$320,000 to \$350,000

Median sale price

Median price

\$450,000

Property type

House

Suburb

SHEPPARTON

Period

01 April 2023 to 31 March 2024

Source



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
21 ISABELLA ST, SHEPPARTON, VIC 3630	**\$350,000	24/05/2024
1 ST ANDREWS RD, SHEPPARTON, VIC 3630	*\$347,500	24/05/2024
45 COMMUNITY ST, SHEPPARTON, VIC 3630	*\$377,500	22/05/2024

This Statement of Information was prepared on:

03/06/2024