

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

42 Packham 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Shepparton

Period-from

01 Feb 2021

to

31 Jan 2022

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

29 Phillips Street Shepparton VIC 3630	\$300,000	18-Feb-21
64 Packham Street Shepparton VIC 3630	\$255,000	17-Dec-20
26 Halpin Crescent Shepparton VIC 3630	\$290,100	20-Sep-21

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: 03 February 2022



29 Phillips Street Shepparton VIC 3630

Sold Price

\$300,000

Sold Date

18-Feb-21



3



1



2

Distance

0.16km



64 Packham Street Shepparton VIC 3630

Sold Price

\$255,000

Sold Date

17-Dec-20



3



1



2

Distance

0.26km



26 Halpin Crescent Shepparton VIC 3630

Sold Price

\$290,100

Sold Date

20-Sep-21



2



1



2

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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