

## 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 2 BIRCH STREET SHEPPARTON VIC 3630

### 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 \$349,000 or range between &

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$426,250 Property type House Suburb Shepparton

Period-from 01 Jan 2022 to 31 Dec 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
2/11 VERNEY ROAD SHEPPARTON VIC 3630	\$289,000	22-Dec-21
1 OAK STREET SHEPPARTON VIC 3630	\$295,000	01-Aug-22
1/19 ANNERLEY AVENUE SHEPPARTON VIC 3630	\$355,000	08-Sep-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: 24 January 2023