

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

13 EUNGELLA COURT SHEPPARTON NORTH VIC 3631

Indicative selling price

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

Single Price

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Shepparton North

Period-from

01 Dec 2022

to

30 Nov 2023

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

| | | |
|--------------------------------------|-----------|-----------|
| 5 PONTIAC AVENUE SHEPPARTON VIC 3630 | \$745,000 | 22-Nov-23 |
| 8 HANDLEY COURT SHEPPARTON VIC 3630 | \$750,000 | 20-Sep-23 |
| 9 COUGAR PLACE SHEPPARTON VIC 3630 | \$700,000 | 29-Aug-23 |

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: 14 December 2023

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**5 PONTIAC AVENUE SHEPPARTON
VIC 3630**

Sold Price

^{RS} **\$745,000** ^{UN}

Sold Date **22-Nov-23**

 4  2  2

Distance **1.38km**



**8 HANDLEY COURT SHEPPARTON
VIC 3630**

Sold Price

\$750,000

Sold Date **20-Sep-23**

 3  2  2

Distance **1.66km**



**9 COUGAR PLACE SHEPPARTON
VIC 3630**

Sold Price

\$700,000

Sold Date **29-Aug-23**

 4  2  2

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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