

## 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

111 MAUDE 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

\$1,495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Business

Suburb

Shepparton

Period-from

01 May 2022

to

30 Apr 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

49 ORR STREET SHEPPARTON VIC 3630	\$1,200,000	09-Nov-22
321 MAUDE STREET SHEPPARTON VIC 3630	\$1,450,000	20-Dec-22
9 JORDAN PLACE SHEPPARTON VIC 3630	\$1,560,000	02-May-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.~~

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**49 ORR STREET SHEPPARTON VIC 3630** Sold Price **\$1,200,000** Sold Date **09-Nov-22**  
 Distance **0.67km**  
 4 beds 2 bathrooms 2 cars



**321 MAUDE STREET SHEPPARTON VIC 3630** Sold Price **\$1,450,000** Sold Date **20-Dec-22**  
 Distance **1.18km**  
 3 beds 2 bathrooms 2 cars



**9 JORDAN PLACE SHEPPARTON VIC 3630** Sold Price **\$1,560,000** Sold Date **02-May-22**  
 Distance **2.03km**  
 4 beds 3 bathrooms 2 cars



**3 URANA COURT KIALLA VIC 3631** Sold Price **\$1,250,000** Sold Date **05-Jul-22**  
 Distance **4.11km**  
 4 beds 2 bathrooms 4 cars



**5 BULOKE COURT KIALLA VIC 3631** Sold Price **\$2,200,000** Sold Date **03-May-22**  
 Distance **4.14km**  
 4 beds 3 bathrooms 2 cars



**64 XAVIER CRESCENT SHEPPARTON NORTH VIC 3631** Sold Price **\$1,490,000** Sold Date **10-Mar-22**  
 Distance **4.85km**  
 3 beds 3 bathrooms 4 cars

RS = Recent sale      UN = Undisclosed Sale

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