# 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 (\*Delete single price or range as applicable)

Single Price	\$1,495,000	<del>or range</del> <del>between</del>	&	
Median sale price				

#### (\*Delete house or unit as applicable)

Median Price	rice \$440,000		Property type		Business	Suburb	Shepparton
Period-from	01 May 2022	to	30 Apr 2	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.

This Statement of Information was prepared on: 29 May 2023



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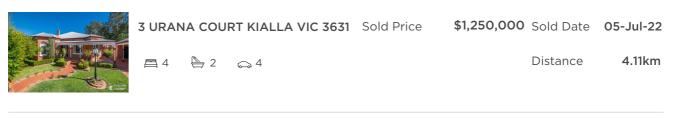
49 ORR STREET SHEPPARTON VIC Sold Price \$1,200,000 Sold Date 09-Nov-22 3630 0.67km Distance 酉 4 2  $\square 2$ 



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



9 JORDAN PLACE SHEPPARTON VIC 3630		Sold Price	\$1,560,000	Sold Date	02-May-22	
昌 4	3	<u></u> ⇔ 2			Distance	2.03km





5 BULOKE COURT KIALLA VIC 3631 Sold Price \$2,200,000 Sold Date 03-May-22

Distance

4.14km



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

**RS** = Recent sale UN = Undisclosed Sale

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