

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 or
locality and postcode

15 Field Street, Shepparton 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$380,000

or range between \$

&

\$

Median sale price

Median price \$420,000

Property type House

Suburb Shepparton Vic 3630

Period - From November 2021

to

October 2022

Source

Realestate.com.au

Comparable property sales

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
44 Wilmot Road, Shepparton	\$ 377,000	28 Sep 2022
13 Morris Court, Shepparton	\$ 400,000	27 Sep 2022
30 Macintosh Street, Shepparton	\$ 395,000	17 Jun 2022

This Statement of Information was prepared on: 03/11/2022