

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

1 LONDON COURT 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

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

House

Suburb

Shepparton

Period-from

01 Apr 2022

to

31 Mar 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

6 CEZANNE DRIVE SHEPPARTON VIC 3630	\$683,000	22-Apr-22
8 OSBORNE COURT SHEPPARTON VIC 3630	\$635,000	24-Mar-23
48-50 OXBOW AVENUE SHEPPARTON VIC 3630	\$650,000	17-Mar-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: 06 April 2023



6 CEZANNE DRIVE SHEPPARTON VIC 3630

3 2 1

Sold Price

\$683,000

Sold Date

22-Apr-22

Distance

0.16km



8 OSBORNE COURT SHEPPARTON VIC 3630

4 2 2

Sold Price

^{RS} **\$635,000**

Sold Date

24-Mar-23

Distance

0.41km



48-50 OXBOW AVENUE SHEPPARTON VIC 3630

3 2 2

Sold Price

^{RS} **\$650,000**

Sold Date

17-Mar-23

Distance

0.92km



54-56 OXBOW AVENUE SHEPPARTON VIC 3630

4 2 2

Sold Price

\$675,000

Sold Date

14-Feb-23

Distance

0.89km



7 STREETON DRIVE SHEPPARTON VIC 3630

4 2 2

Sold Price

\$657,500

Sold Date

08-Aug-22

Distance

1.27km



3 URANA COURT KIALLA VIC 3631

4 2 4

Sold Price

\$1,250,000

Sold Date

05-Jul-22

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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**3 TASSONE COURT SHEPPARTON
VIC 3630**

Sold Price

\$670,000

Sold Date

11-Nov-22



5



2



2

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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