

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

11 Sun Valley Drive 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

\$314,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$285,000

Property type

House

Suburb

Shepparton

Period-from

01 Apr 2019

to

31 Mar 2020

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

12 Rozaria Court Shepparton VIC 3630	\$305,500	27-Feb-20
20 Appletree Crescent Shepparton VIC 3630	\$337,000	13-Feb-20
2 Erwen Court Shepparton VIC 3630	\$310,000	27-Apr-20

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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12 Rozaria Court Shepparton VIC 3630

3 2 2

Sold Price

\$305,500

Sold Date **27-Feb-20**

Distance **0.26km**



20 Appletree Crescent Shepparton VIC 3630

3 2 2

Sold Price

\$337,000

Sold Date **13-Feb-20**

Distance **0.55km**



2 Erwen Court Shepparton VIC 3630

3 2 2

Sold Price

^{RS} **\$310,000**

Sold Date **27-Apr-20**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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