

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

6 Jersey Crescent 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$288,000

Property type

House

Suburb

Shepparton

Period-from

01 Aug 2019

to

31 Jul 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

76 Hawkins Street Shepparton VIC 3630	\$480,000	16-Oct-19
29 Kestrel Drive Shepparton VIC 3630	\$468,000	17-Jun-20
5 Fowler Street Shepparton VIC 3630	\$460,000	23-Oct-19

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: 24 August 2020



76 Hawkins Street Shepparton VIC 3630

4 2 2

Sold Price

\$480,000

Sold Date

16-Oct-19

Distance

0.56km



29 Kestrel Drive Shepparton VIC 3630

4 2 3

Sold Price

\$468,000

Sold Date

17-Jun-20

Distance

0.59km



5 Fowler Street Shepparton VIC 3630

4 2 2

Sold Price

\$460,000

Sold Date

23-Oct-19

Distance

1.37km



8 Gough Court Shepparton VIC 3630

4 2 2

Sold Price

Sold Date

18-Jun-20

Distance

1.58km



17 Banks Place Shepparton VIC 3630

4 2 2

Sold Price

\$470,000

Sold Date

11-Mar-20

Distance

2.43km



25 Menzies Crescent Shepparton VIC 3630

4 2 2

Sold Price

\$447,000

Sold Date

16-Sep-19

Distance

2.78km

RS = Recent sale

UN = Undisclosed Sale

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**7 Dunrossil Court Shepparton VIC
3630**

4 2 2

Sold Price **\$470,000** Sold Date **13-Apr-20**Distance **3.06km****43 Kittles Road Shepparton VIC
3630**

4 2 2

Sold Price **\$480,000** Sold Date **23-Aug-19**Distance **3.43km****21 Kittles Road Shepparton VIC
3630**

4 2 2

Sold Price **\$470,000** Sold Date **03-Sep-19**Distance **3.51km****64 Rudd Road Shepparton VIC
3630**

3 2 2

Sold Price **\$445,000** Sold Date **27-Feb-20**Distance **3.71km**

RS = Recent sale

UN = Undisclosed Sale

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