

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

8 Palmer Road 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

or range
between

\$299,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$143,000

Property type

Land

Suburb

Shepparton

Period-from

01 May 2020

to

30 Apr 2021

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

13 Roberts Street Shepparton VIC 3630	\$313,000	20-Jan-21
173 Hayes Street Shepparton VIC 3630	\$310,000	04-May-21
4 Ware Court Shepparton VIC 3630	\$300,000	31-Aug-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.

This Statement of Information was prepared on: 18 May 2021

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13 Roberts Street Shepparton VIC 3630

Sold Price

\$313,000

Sold Date

20-Jan-21

 3

 1

 1

Distance

0.98km



173 Hayes Street Shepparton VIC 3630

Sold Price

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

Sold Date

04-May-21

 3

 1

 1

Distance

1.45km



4 Ware Court Shepparton VIC 3630

Sold Price

\$300,000

Sold Date

31-Aug-20

 3

 1

 1

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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