

STATEMENT OF INFORMATION

24 INNISHILL CCT, SHEPPARTON.

PREPARED BY LUCKY TANEJA, WHITE LOTUS PROPERTY GROUP



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 INNISHILL CCT, SHEPPARTON.



Indicative Selling Price

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

Price Range: \$390,000 to \$410,000

Provided by: Lucky Taneja, White Lotus Property Group

MEDIAN SALE PRICE



SHEPPARTON NORTH, VIC, 3631

Suburb Median Sale Price (Vacant Land)

\$385,000

01 July 2022 to 30 June 2023

Provided by: 

COMPARABLE PROPERTIES

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.



62 OBRIEN ST, MOOROOPNA, VIC 3629



Sale Price

\$0

Sale Date: 03/02/2023

Distance from Property: 9.1km



155 FRYERS ST, SHEPPARTON, VIC 3630



Sale Price

\$0

Sale Date: 03/02/2023

Distance from Property: 6.7km



50 ZEERUST SCHOOL RD, ZEERUST, VIC 3634



Sale Price

\$0

Sale Date: 04/02/2023

Distance from Property: 4.8km



This report has been compiled on 02/08/2023 by White Lotus Property Group. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

24 INNISHILL CCT,SHEPPARTON.


Indicative selling price

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

Price Range: \$390,000 to \$410,000

Median sale price

Median price \$385,000 Property type Other Suburb SHEPPARTON NORTH

Period 01 July 2022 to 30 June 2023 Source 

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

62 OBRIEN ST, MOORoopNA, VIC 3629	\$0	03/02/2023
155 FRYERS ST, SHEPPARTON, VIC 3630	\$0	03/02/2023
50 ZEERUST SCHOOL RD, ZEERUST, VIC 3634	\$0	04/02/2023

This Statement of Information was prepared on: 02/08/2023