

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

18 GRACE ROAD SHEPPARTON NORTH VIC 3631

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

\$395,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$288,250

Property type

Land

Suburb

Shepparton North

Period-from

01 Nov 2021

to

31 Oct 2022

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

7 CANDLEBARK DRIVE SHEPPARTON NORTH VIC 3631	\$390,000	03-Mar-22
20-24 SCOTCH COURT SHEPPARTON NORTH VIC 3631	\$385,000	28-Oct-21
16 CANDLEBARK DRIVE SHEPPARTON NORTH VIC 3631	\$360,000	21-Dec-21

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 November 2022

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**7 CANDLEBARK DRIVE
SHEPPARTON NORTH VIC 3631**

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Sold Price **\$390,000** Sold Date **03-Mar-22**

Distance **1.48km**



**20-24 SCOTCH COURT
SHEPPARTON NORTH VIC 3631**

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Sold Price **\$385,000** Sold Date **28-Oct-21**

Distance **1.71km**



**16 CANDLEBARK DRIVE
SHEPPARTON NORTH VIC 3631**

 4  2  -

Sold Price **\$360,000** Sold Date **21-Dec-21**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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