

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 or
locality and postcode

16 Fitzgerald Street, Shepparton

Indicative selling price

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

Single price

or range between

\$ 495,000

&

\$ 525,000

Median sale price

Median price

\$420,000

Property type

House

Suburb

Shepparton, Vic 3630

Period - From

October 2021

to

Sept 2022

Source

Realestate.com.au

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
6 Monash Street, Shepparton	\$ 525,000	24 Aug 2022
44 Granthorn Street, Shepparton	\$ 530,000	09 July 2022
11 Fitzgerald Street, Shepparton	\$ 530,000	02 March 2021

This Statement of Information was prepared on: 24/11/2022