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

7 HILLIER	STREET	SHEPPAR	RTON	VIC	3630
		01101170			0000

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	′ 」 おろつし ししし	&	\$380,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$450,000	Property type	House	Suburb	Shepparton				

31 Aug 2024

Comparable property sales (*Delete A or B below as applicable)

01 Sep 2023

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.

to

Address of comparable property	Price Date of sale		
9 LAKE STREET SHEPPARTON VIC 3630	\$365,000	29-Apr-24	
4 VICTORIA STREET SHEPPARTON VIC 3630	\$350,000	09-Apr-24	
6 SCORESBY AVENUE SHEPPARTON VIC 3630	\$390,000	20-May-24	

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.

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Source



Corelogic

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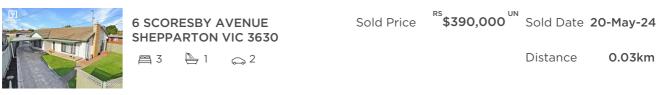
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9 LAKE STREET SHEPPARTON VIC 3630			Sold Price	\$365,000	Sold Date	29-Apr-24
昌 2	1	<u></u>			Distance	0.53km



4 VICTORIA STREET SHEPPARTON VIC 3630		Sold Price	\$350,000	Sold Date	09-Apr-24	
= 3	1	Ģ-			Distance	0.56km



RS = Recent sale UN = Undisclosed Sale

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