

# 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

28 Longstaff Street Shepparton, Vic 3630

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$415,000

or range between

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&

\$

### Median sale price

Median price

\$438,500

Property type

all

Suburb

Shepparton

Period - From

Aug 2022

to

July 2023

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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

148 Archer Street, Shepparton

\$410,000

18 April 2023

50 Wright Ave, Shepparton

\$419,000

16 June 2023

43 Carson Street, Shepparton

\$410,000

03 March 2023

This Statement of Information was prepared on: 8/8/23