

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

1/88 ORR STREET SHEPPARTON VIC 3630

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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$271,500

Property type

Land

Suburb

Shepparton

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/88 ORR STREET SHEPPARTON VIC 3630	\$505,000	17-Dec-22
97B ORR STREET SHEPPARTON VIC 3630	\$588,500	18-May-24
2/47 SKENE STREET SHEPPARTON VIC 3630	\$420,000	30-Oct-23

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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**2/88 ORR STREET SHEPPARTON
VIC 3630**

 2  1  2

Sold Price

\$505,000

Sold Date

17-Dec-22

Distance

0.01km



**97B ORR STREET SHEPPARTON
VIC 3630**

 2  1  1

Sold Price

\$588,500

Sold Date

18-May-24

Distance

0.14km



**2/47 SKENE STREET SHEPPARTON
VIC 3630**

 2  1  1

Sold Price

\$420,000

Sold Date

30-Oct-23

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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