

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

23 SANDERSON 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,500

Property type

Other

Suburb

Shepparton

Period-from

01 May 2021

to

30 Apr 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

15 DALDY CRESCENT SHEPPARTON VIC 3630	\$383,000	29-Sep-21
41 MEAKLIM STREET SHEPPARTON VIC 3630	\$405,000	27-May-21
70 MACINTOSH STREET SHEPPARTON VIC 3630	\$395,928	03-Mar-22

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: 13 May 2022

Natalie Ryan

M 03583111800

E natalie@gagliardiscott.com.au



**15 DALDY CRESCENT
SHEPPARTON VIC 3630**

3 2 2

Sold Price

\$383,000

Sold Date

29-Sep-21

Distance

0.14km



**41 MEAKLIM STREET SHEPPARTON
VIC 3630**

3 2 1

Sold Price

\$405,000

Sold Date

27-May-21

Distance

0.15km



**70 MACINTOSH STREET
SHEPPARTON VIC 3630**

3 1 3

Sold Price

\$395,928

Sold Date

03-Mar-22

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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