

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

3/5 WARE COURT 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

\$249,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Unit

Suburb

Shepparton

Period-from

01 Nov 2021

to

31 Oct 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

3/143 HAYES STREET SHEPPARTON VIC 3630	\$230,000	17-Nov-21
97 HAMILTON STREET SHEPPARTON VIC 3630	\$230,000	22-Apr-22
4/28 MCEWEN STREET SHEPPARTON VIC 3630	\$232,500	18-Aug-21

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: 29 November 2022

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	3/143 HAYES STREET SHEPPARTON VIC 3630	Sold Price	\$230,000	Sold Date	17-Nov-21
 2  1  1	Distance	0.5km			
	97 HAMILTON STREET SHEPPARTON VIC 3630	Sold Price		Sold Date	22-Apr-22
 1  1  1	Distance	1.41km			
	4/28 MCEWEN STREET SHEPPARTON VIC 3630	Sold Price	\$232,500	Sold Date	18-Aug-21
 2  1  3	Distance	2.52km			

RS = Recent sale

UN = Undisclosed Sale

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