

# 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

15 Wimmera Drive, 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

\$379,000

### Median sale price

Median price

\$353,000

Property Type

House

Suburb

Shepparton

Period - From

01/07/2020

to

30/06/2021

Source

REIV

### 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
1	21 Delatite Av SHEPPARTON 3630	\$410,000	06/04/2021
2	30 Palmer Rd SHEPPARTON 3630	\$380,000	21/01/2021
3	4 Clarence St SHEPPARTON 3630	\$370,000	08/07/2021

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:

30/08/2021 10:27