

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

6 KALBARRI STREET SHEPPARTON NORTH VIC 3631

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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Shepparton North

Period-from

01 May 2023

to

30 Apr 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

5 FALCON COURT SHEPPARTON VIC 3630	\$640,000	25-Mar-24
91 ORCHARD CIRCUIT SHEPPARTON VIC 3630	\$630,000	08-Apr-24
16 WINDSOR AVENUE SHEPPARTON VIC 3630	\$650,000	12-Mar-24

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: 28 May 2024

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5 FALCON COURT SHEPPARTON VIC 3630

3 2 2

Sold Price **\$640,000** Sold Date **25-Mar-24**

Distance **1.07km**



91 ORCHARD CIRCUIT SHEPPARTON VIC 3630

3 2 2

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **08-Apr-24**

Distance **1.35km**



16 WINDSOR AVENUE SHEPPARTON VIC 3630

3 2 2

Sold Price **\$650,000** Sold Date **12-Mar-24**

Distance **3.41km**

RS = Recent sale

UN = Undisclosed Sale

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