

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 ANN WOOD NOOK 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

\$865,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Shepparton

Period-from

01 Nov 2023

to

31 Oct 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

9 CANDLEBARK DRIVE SHEPPARTON NORTH VIC 3631	\$875,000	20-Jun-24
1 ROSINA COURT SHEPPARTON VIC 3630	\$890,000	05-Sep-23
35 RUSTEM ROAD GRAHAMVALE VIC 3631	\$917,000	13-Dec-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.~~

This Statement of Information was prepared on: 26 November 2024

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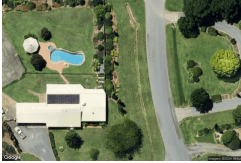


**9 CANDLEBARK DRIVE
SHEPPARTON NORTH VIC 3631**

4 2 2

Sold Price **\$875,000** Sold Date **20-Jun-24**

Distance **1.7km**



**1 ROSINA COURT SHEPPARTON
VIC 3630**

4 2 2

Sold Price **\$890,000** Sold Date **05-Sep-23**

Distance **0.29km**



**35 RUSTEM ROAD GRAHAMVALE
VIC 3631**

4 2 5

Sold Price **\$917,000** Sold Date **13-Dec-23**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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