

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

1 HOWQUA PLACE 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 \$350,000 & \$370,000

Median sale price

Median price _____ Property type Land Suburb Shepparton North

Period - From 26 Nov. 24 to 29 Apr. 25 Source Market Evidence

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. 46 GRACE ROAD SHEPPARTON NORTH VIC 3631 | \$362,000 | 28-Aug-24 |
| 2. 14 HARVARD DRIVE SHEPPARTON NORTH VIC 3631 | \$360,000 | 17-Aug-24 |
| 3. 38 CAMBRIDGE DRIVE SHEPPARTON NORTH VIC 3631 | \$375,000 | 19-Dec-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: 29 April 2025