

# 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 101 The Boulevard Shepparton

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$540,000

### Median sale price

Median price \$475,000

Property type House

Suburb Shepparton

Period - From 20/9/2024

to

29/9/2025

Source Real Estate.com

### 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 39 Batman Avenue Shepparton Vic 3630	\$510,000	25/9/2025
2 5 Verney Road Shepparton Vic 3630	\$560,000	26/5/2025
3 14 Howitt Road Shepparton Vic 3630	\$550,000	20/5/2025

This Statement of Information was prepared on 6/10/2025