

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

2/507 Wyndham Street Shepparton 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price 450,000

or range between \$

&

\$

Median sale price

Median price 460.000

Property type all

Suburb Shepparton

Period - From June 2024

to

May 2025

Source Realestate.com.au

Comparable property sales

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
1/507 Wyndham Street, Shepparton	\$ 455,000	Jan 2025
6 Salamander Terrace, Shepparton	\$ 450,000	Sep 2023

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: 14/06/2025