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

4/19 MIDDLETON STREET SHEPPARTON VIC 3630

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	5 5480 000	&	\$520,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$384,500	Property type	Unit	Suburb	Shepparton

30 Apr 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2024

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.

to

Address of comparable property	Price	Date of sale	
6/188 KNIGHT STREET SHEPPARTON VIC 3630	\$486,250	26-Mar-24	
95 ORR STREET SHEPPARTON VIC 3630	\$510,000	30-Nov-24	
1/10-12 LIGHTFOOT STREET SHEPPARTON VIC 3630	\$505,000	14-Apr-25	

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: 02 May 2025



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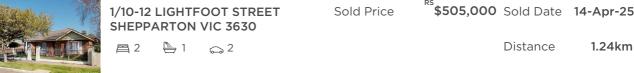
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	6/188 KNI SHEPPAR		IC 3630	Sold Price	\$486,250	Sold Date Distance	26-Mar-24 0.11km
American and and a contract of the contract of	3630		SHEPPARTON VIC	Sold Price	\$510,000	Sold Date Distance	30-Nov-24 0.72km
	1/10-12	GHTEO		Sold Price	¹⁵ \$505 000	Sold Date	14-Apr-25



RS = Recent sale UN = Undisclosed Sale

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