

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

4 Drysdale Court, Shepparton 3630

Indicative selling price

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

Single price

or range between

\$675,000

&

\$710,000

Median sale price

Median price

\$586,000

Property type

4 bedroom house

Suburb

Shepparton

Period - From

July 2023

to

June 2024

Source

www.realestate.com.au

Comparable property sales

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

3 Romney Cres, Shepparton 3630

\$700,000

April 2023

12 Pelican Court, Shepparton 3630

\$700,000

December 2023

5 Madeira Street, Shepparton 3630

\$700,000

May 2024

This Statement of Information was prepared on: 10/07/2023