

## 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

8 SALI DRIVE SHEPPARTON VIC 3630

#### Indicative selling price

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

Single Price

\$595,000

~~or range  
between~~

&

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Shepparton

Period-from

20 Mar 2024

to

19 Mar 2025

Source

Corelogic

#### 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

12 SAM COURT SHEPPARTON VIC 3630	\$585,000	25-Oct-24
8 SAM COURT SHEPPARTON VIC 3630	\$605,000	25-Aug-24
10 HANDLEY COURT SHEPPARTON VIC 3630	\$600,000	26-Sep-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.~~




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Sean Reidy




M 0448689444

E Sean@gagliardiscott.com.au






12 SAM COURT SHEPPARTON VIC 3630 Sold Price \$585,000 Sold Date 25-Oct-24  
 4  2  2  2 Distance 0.09km



8 SAM COURT SHEPPARTON VIC 3630 Sold Price \$605,000 Sold Date 25-Aug-24  
 4  2  2  2 Distance 0.14km



10 HANDLEY COURT SHEPPARTON VIC 3630 Sold Price \$600,000 Sold Date 26-Sep-24  
 4  2  2  2 Distance 0.34km

RS= Recent sale

UN= Undisclosed Sale

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