

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 GRAMPIANS PARADE, SHEPPARTON NORTH, VIC 3631

Indicative selling price

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

Single Price: \$322,500

Median sale price

Median price

\$368,000

House

☒

Unit

☐

Suburb

SHEPPARTON
NORTH

Period

01 January 2017 to 31 December
2017

Source

pricefinder

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
9 NOOSA CRT, SHEPPARTON NORTH, VIC 3631	\$295,000	02/10/2017
38 GRAMPIANS PDE, SHEPPARTON NORTH, VIC 3631	\$288,000	22/06/2017
34 GRAMPIANS PDE, SHEPPARTON NORTH, VIC 3631	\$327,930	30/01/2017