

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 SUNBURY ROAD, SHEPPARTON, VIC







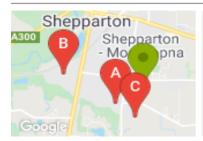
Indicative Selling Price

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

Single Price:

\$415,000

MEDIAN SALE PRICE



SHEPPARTON, VIC, 3630

Suburb Median Sale Price (House)

\$350,000

01 October 2020 to 30 September 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



15 WIMMERA DR, SHEPPARTON, VIC 3630







Sale Price

\$412,000

Sale Date: 20/09/2021

Distance from Property: 856m





22 ABERNETHY ST, SHEPPARTON, VIC 3630







Sale Price

\$410,000

Sale Date: 06/08/2021

Distance from Property: 2.1km





46 SUN VALLEY DR, SHEPPARTON, VIC 3630







Sale Price

\$411,000

Sale Date: 16/09/2021

Distance from Property: 878m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	23 SUNBURY ROAD, SHEPPARTON, VIC 3630
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Indicative selling price

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

Single Price:	\$415,000

Median sale price

Median price	\$350,000 Property type		House	Suburb	SHEPPARTON
Period	01 October 2020 to 30 September 2021		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
15 WIMMERA DR, SHEPPARTON, VIC 3630	\$412,000	20/09/2021
22 ABERNETHY ST, SHEPPARTON, VIC 3630	\$410,000	06/08/2021
46 SUN VALLEY DR, SHEPPARTON, VIC 3630	\$411,000	16/09/2021

This Statement of Information was prepared on:

15/12/2021

