

**Reach
more buyers.
Get a
higher price.**

STATEMENT OF INFORMATION

10 LYLE COURT, SHEPPARTON, VIC 3630

PREPARED BY HOLLIE WOOD, SHEPPARTON REAL ESTATE, PHONE: 0455588386

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 LYLE COURT, SHEPPARTON, VIC 3630  4  2  2

Indicative Selling Price

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

Price Range: **\$730,000 to \$780,000**

Provided by: Hollie Wood, Shepparton Real Estate

MEDIAN SALE PRICE



SHEPPARTON, VIC, 3630

Suburb Median Sale Price (House)

\$442,000

01 January 2023 to 31 December 2023

Provided by: 

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.



27 REID ST, SHEPPARTON, VIC 3630  4  2  5

Sale Price

\$920,000

Sale Date: 25/01/2023

Distance from Property: 408m



31 KING RICHARD DR, SHEPPARTON, VIC 3630  5  2  4

Sale Price

\$801,000

Sale Date: 27/09/2023

Distance from Property: 151m



5 PONTIAC AVE, SHEPPARTON, VIC 3630  4  2  2

Sale Price

\$739,000

Sale Date: 13/11/2023

Distance from Property: 804m



This report has been compiled on 02/02/2024 by Shepparton Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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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

Address
Including suburb and
postcode

10 LYLE COURT, SHEPPARTON, VIC 3630

Indicative selling price

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

Price Range: \$730,000 to \$780,000


Median sale price

Median price: \$442,000

Property type: House

Suburb: SHEPPARTON

Period: 01 January 2023 to 31 December 2023

Source: 

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
27 REID ST, SHEPPARTON, VIC 3630	\$920,000	25/01/2023
31 KING RICHARD DR, SHEPPARTON, VIC 3630	\$801,000	27/09/2023
5 PONTIAC AVE, SHEPPARTON, VIC 3630	\$739,000	13/11/2023

This Statement of Information was prepared on: 02/02/2024