

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

19 Northcote Ave, Shepparton 3630

Indicative selling price

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

Single price

\$

or range between \$485,000

&

\$515,000

Median sale price

Median price

\$440,000

Property type

all

Suburb

Shepparton

Period - From

January 2022

to

December 2023

Source

www.realestate.com.au

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 Northcote Ave, Shepparton 3630	\$510,000	08 Nov 2023
63 Brooks Ave, Shepparton 3630	\$505,000	30 Nov 2023
13 Craigmuir Drive, Mooroopna	\$505,000	8 Dec 2023

This Statement of Information was prepared on: 28/01/2024