

## 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

3 PRINCES CRESCENT SHEPPARTON VIC 3630

### Indicative selling price

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

Single Price

\$415,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

Suburb

Shepparton

Period-from

01 Feb 2023

to

31 Jan 2024

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

5 PRINCES CRESCENT SHEPPARTON VIC 3630	\$460,000	18-Nov-22
7 PRINCES CRESCENT SHEPPARTON VIC 3630	\$430,000	14-Dec-22
96 BALACLAVA ROAD SHEPPARTON VIC 3630	-	13-Jul-23

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.~~

This Statement of Information was prepared on: 13 February 2024

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**5 PRINCES CRESCENT  
SHEPPARTON VIC 3630**

3 2 3

Sold Price **\$460,000** Sold Date **18-Nov-22**

Distance **0.02km**



**7 PRINCES CRESCENT  
SHEPPARTON VIC 3630**

3 1 1

Sold Price **\$430,000** Sold Date **14-Dec-22**

Distance **0.04km**



**96 BALACLAVA ROAD  
SHEPPARTON VIC 3630**

3 1 -

Sold Price - Sold Date **13-Jul-23**

Distance **0.15km**



**101 BALACLAVA ROAD  
SHEPPARTON VIC 3630**

3 1 2

Sold Price **\$455,000** Sold Date **01-Mar-23**

Distance **0.17km**



**81 BALACLAVA ROAD  
SHEPPARTON VIC 3630**

3 1 2

Sold Price **\$450,000** Sold Date **04-Jul-23**

Distance **0.2km**



**5 NUMURKAH ROAD SHEPPARTON  
VIC 3630**

3 1 2

Sold Price - Sold Date **02-Sep-22**

Distance **0.27km**

RS = Recent sale      UN = Undisclosed Sale

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**107 BALACLAVA ROAD  
SHEPPARTON VIC 3630**

3 1 2

Sold Price

Sold Date **02-Sep-22**

Distance **0.3km**



**15 FAHEY STREET SHEPPARTON  
VIC 3630**

3 1 2

Sold Price

Sold Date **04-Aug-23**

Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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