

## 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

38 GRACE ROAD SHEPPARTON NORTH VIC 3631

### 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

or range  
between

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Shepparton North

Period-from

01 Apr 2023

to

31 Mar 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

6 SAMARIA BOULEVARD SHEPPARTON NORTH VIC 3631	\$420,000	13-Nov-22
16 INNISHILL CIRCUIT SHEPPARTON NORTH VIC 3631	\$450,000	16-May-23
2 WILLANDRA DRIVE SHEPPARTON NORTH VIC 3631	\$545,000	10-Nov-21

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: 11 April 2024

Xavier Stevens  
P 58215566  
M 0403152642  
E Xavier.stevens@prd.com.au



**6 SAMARIA BOULEVARD  
SHEPPARTON NORTH VIC 3631**

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Sold Price **\$420,000** Sold Date **13-Nov-22**

Distance **0.28km**



**16 INNISHILL CIRCUIT  
SHEPPARTON NORTH VIC 3631**

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Sold Price **\$450,000** Sold Date **16-May-23**

Distance **0.4km**



**2 WILLANDRA DRIVE  
SHEPPARTON NORTH VIC 3631**

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Sold Price **\$545,000** Sold Date **10-Nov-21**

Distance **2.35km**

RS = Recent sale      UN = Undisclosed Sale

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