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 suburb or postcode 6 Deakin Court, Shepparton 3630										
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
ngle price				or range between			\$610,000		&	\$650,000
Median sale price										
435,000	Pro			perty type all			Suburb	Suburb Shepparton 3630		
Jan 2023	3	to	Dec 20	023		Source	Realestate.	com.au		
	Address uburb or ostcode Illing pr of this pr gle price price 435,000	Address uburb or ostcode 6 De o	Address uburb or ostcode 6 Deakin Iling price of this price see consur gle price price 435,000	Address uburb or ostcode 6 Deakin Coulostcode Illing price of this price see consumer.vic. gle price price 435,000 Pro	Address aburb or ostcode 6 Deakin Court, S Illing price of this price see consumer.vic.gov.au gle price or ran price 435,000 Property ty	Address aburb or ostcode 6 Deakin Court, She ostcode Iling price of this price see consumer.vic.gov.au/uncourt or range to price 435,000 Property type	Address aburb or ostcode 6 Deakin Court, Shepparto Iling price of this price see consumer.vic.gov.au/underquotingle price price 435,000 Property type all	Address aburb or ostcode 6 Deakin Court, Shepparton 3630 Iling price of this price see consumer.vic.gov.au/underquoting gle price or range between \$610,000 price 435,000 Property type all	Address aburb or ostcode 6 Deakin Court, Shepparton 3630 Illing price of this price see consumer.vic.gov.au/underquoting gle price or range between \$610,000 price 435,000 Property type all Suburb	Address aburb or ostcode 6 Deakin Court, Shepparton 3630 Iling price of this price see consumer.vic.gov.au/underquoting gle price or range between \$610,000 & price 435,000 Property type all Suburb Shepparton 3

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
6 Le Lievre Court Shepparton	\$ 635,000	15/01/2023
18 Orchard Circuit, Shepparton	\$ 626,700	15/12/2023
11 Hovell Cres, Shepparton	\$ 693,600	04/12/2022

This Statement of Information was prepared on: 18/01/2024

