

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

6 Deakin Court, Shepparton 3630

Indicative selling price

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

Single price

or range between \$610,000

&

\$650,000

Median sale price

Median price

435,000

Property type

all

Suburb

Shepparton 3630

Period - From

Jan 2023

to

Dec 2023

Source

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
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