

STATEMENT OF INFORMATION

7 MCCRACKEN STREET, SHEPPARTON, VIC 3630 PREPARED BY RAY DOBSON REAL ESTATE, 189 FRYERS STREET SHEPPARTON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 MCCRACKEN STREET, SHEPPARTON,







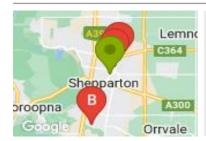
Indicative Selling Price

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

Single Price:

\$500,000

MEDIAN SALE PRICE



SHEPPARTON, VIC, 3630

Suburb Median Sale Price (House)

\$445,000

01 July 2022 to 30 June 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



13 CHERTSEY RD, SHEPPARTON, VIC 3630







Sale Price

\$510,000

Sale Date: 26/04/2023

Distance from Property: 510m





10 CLARENCE ST, SHEPPARTON, VIC 3630







Sale Price

\$500,000

Sale Date: 24/04/2023

Distance from Property: 3.1km





44 GLENLYON AVE, SHEPPARTON, VIC 3630







Sale Price

\$490,000

Sale Date: 31/03/2023

Distance from Property: 923m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Address
Including	suburb and
	postcode

7 MCCRACKEN STREET, SHEPPARTON, VIC 3630

Indicative selling price

				, , , ,,
For the meaning	of this	price	see consumer.vic.d	gov.au/underguoting

Single Price:	\$500,000
	i e

Median sale price

Median price	\$445,000	Property type	House	Suburb	SHEPPARTON
Period	01 July 2022 to 30 June 2023		Source	pricefinder	

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
13 CHERTSEY RD, SHEPPARTON, VIC 3630	\$510,000	26/04/2023
10 CLARENCE ST, SHEPPARTON, VIC 3630	\$500,000	24/04/2023
44 GLENLYON AVE, SHEPPARTON, VIC 3630	\$490,000	31/03/2023

This Statement of Information was prepared on:

17/08/2023

