

## 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

45 CARSON STREET 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

or range  
between

\$455,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

Suburb

Shepparton

Period-from

01 Jan 2023

to

31 Dec 2023

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

40 CARSON STREET SHEPPARTON VIC 3630	\$475,000	14-Sep-23
38 CARSON STREET SHEPPARTON VIC 3630	\$460,000	08-Aug-23
22 SMITH STREET SHEPPARTON VIC 3630	\$445,000	09-Feb-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: 31 January 2024

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**40 CARSON STREET SHEPPARTON** Sold Price **\$475,000** Sold Date **14-Sep-23**  
VIC 3630

3 1 2

Distance **0.06km**



**38 CARSON STREET SHEPPARTON** Sold Price **\$460,000** Sold Date **08-Aug-23**  
VIC 3630

3 1 2

Distance **0.08km**



**22 SMITH STREET SHEPPARTON** Sold Price **\$445,000** Sold Date **09-Feb-23**  
VIC 3630

3 2 2

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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