

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

7 NOOSA COURT SHEPPARTON NORTH VIC 3631

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Shepparton North

Period-from

01 May 2024

to

30 Apr 2025

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

32 KOSCIUSZKO CRESCENT SHEPPARTON NORTH VIC 3631	\$565,000	02-May-24
31 WARRUMBUNGL E DRIVE SHEPPARTON NORTH VIC 3631	\$620,000	14-Feb-25
15 YANCHEP STREET SHEPPARTON NORTH VIC 3631	\$580,000	06-Mar-25

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.

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**32 KOSCIUSZKO CRESCENT
SHEPPARTON NORTH VIC 3631**

 4  2  2

Sold Price **\$565,000** Sold Date **02-May-24**

Distance **0.09km**



**31 WARRUMBUNGLE DRIVE
SHEPPARTON NORTH VIC 3631**

 4  2  2

Sold Price **\$620,000** Sold Date **14-Feb-25**

Distance **0.35km**



**15 YANCHEP STREET
SHEPPARTON NORTH VIC 3631**

 4  2  2

Sold Price **\$580,000** Sold Date **06-Mar-25**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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