

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality
and postcode

Lot 1 – Lot 18 HOSIE ROAD, SHEPPARTON EAST, VIC, 3631

Indicative selling price

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

Unit type or class e.g. One bedroom units	Lower price		Higher price
Lot 1 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 2 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 3 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 4 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 5 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 6 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 7 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 8 HOSIE ROAD, SHEPPARTON EAST 3631	\$360,000	&	\$380,000
Lot 9 HOSIE ROAD, SHEPPARTON EAST 3631	\$350,000	&	\$370,000
Lot 10 HOSIE ROAD, SHEPPARTON EAST 3631	\$360,000	&	\$380,000
Lot 11 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 12 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 13 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 14 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 15 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 16 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 17 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000
Lot 18 HOSIE ROAD, SHEPPARTON EAST 3631	\$370,000	&	\$390,000

Additional entries may be included or attached as required.

Unit median sale price

Median price	<input type="text" value="\$370,000"/>	Suburb or locality	<input type="text" value="SHEPPARTON EAST VIC 3631"/>		
Period - From	<input type="text" value="01 Nov 2024"/>	To	<input type="text" value="31 Oct 2025"/>	Source	<input type="text" value="CoreLogic"/>

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.~~

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: