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	33 HALPIN CRESCENT SHEPPARTON VIC 3630

Indicative selling price

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

Single Price	$315,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$448,000	Property type	House	Suburb	Shepparton
Period-from	01 Aug 2023	to	31 Jul 2024	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 HALPIN CRESCENT SHEPPARTON VIC 3630	$310,000	22-Mar-24
60 NUMURKAH ROAD SHEPPARTON VIC 3630	$365,000	27-Jun-23
58 FAHEY STREET SHEPPARTON VIC 3630	$335,000	01-Dec-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: 02 August 2024

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32 HALPIN CRESCENT SHEPPARTON VIC 3630

3 1 1

Sold Price **$310,000** Sold Date **22-Mar-24**

Distance **0.05km**



60 NUMURKAH ROAD SHEPPARTON VIC 3630

3 1 -

Sold Price **$365,000** Sold Date **27-Jun-23**

Distance **0.16km**



58 FAHEY STREET SHEPPARTON VIC 3630

3 1 1

Sold Price **$335,000** Sold Date **01-Dec-23**

Distance **0.25km**



75 GRUTZNER AVENUE SHEPPARTON VIC 3630

3 1 2

Sold Price **$315,000** Sold Date **10-Aug-23**

Distance **0.25km**



36 FAHEY STREET SHEPPARTON VIC 3630

3 1 3

Sold Price **$380,000** Sold Date **05-Mar-24**

Distance **0.28km**



64 GRUTZNER AVENUE SHEPPARTON VIC 3630

3 2 -

Sold Price **$395,000** Sold Date **05-May-23**

Distance **0.28km**

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

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50 GRUTZNER AVENUE SHEPPARTON VIC 3630

3 2 -

Sold Price **$345,000** Sold Date **13-Apr-23**

Distance **0.29km**



25 TILTON STREET SHEPPARTON VIC 3630

3 2 2

Sold Price **$400,000** Sold Date **29-Jan-24**

Distance **0.31km**

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

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