# 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

2979 MIDLAND HIGHWAY CARAG CARAG VIC 3623

### Indicative selling price

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

| Single Priceor range<br>between\$400,000&\$440,000 |  |  |
|--|--|--|
|--|--|--|

#### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

#### 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 |
|------------------------------------|-----------|--------------|
| 251 JOHNSON ROAD STANHOPE VIC 3623 | \$500,000 | 08-Jul-24    |
| 233 MCCOLL ROAD GIRGARRE VIC 3624  | \$480,000 | 18-Dec-24    |
| 204 JEFFREYS ROAD COROP VIC 3559   | \$370,000 | 09-Oct-24    |

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: 24 July 2025



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Ryan O`Connor

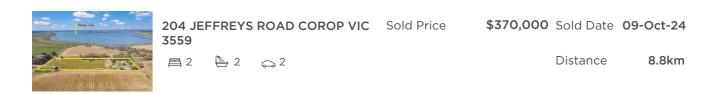
- P 58468846
- M 0408810358
- E ryan@sheppartonrealestate.com.au



|         | 251 JOHNSON ROAD STANHOPE<br>VIC 3623 | Sold Price    | <b>\$500,000</b> Sold Date | 08-Jul-24 |  |
|---------|---------------------------------------|---------------|----------------------------|-----------|--|
|         | 🛱 3 👆 1 🞧 3                           |               | Distance                   | 7.7km     |  |
| Allen a | 233 MCCOLL ROAD GIRGARRE V            | IC Sold Price | \$480,000 Sold Date        | 18-Dec-24 |  |



| 233 MCCOLL ROAD GIRGARRE VICSold Price\$480,0003624 |   |                  |  |  | Sold Date | 18-Dec-24 |        |
|---|---|------------------|--|--|-----------|-----------|--------|
| <b>=</b> 3  | 1 | <del>ල</del> ු 2 |  |  |           | Distance  | 9.43km |



#### RS = Recent sale UN = Undisclosed Sale

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