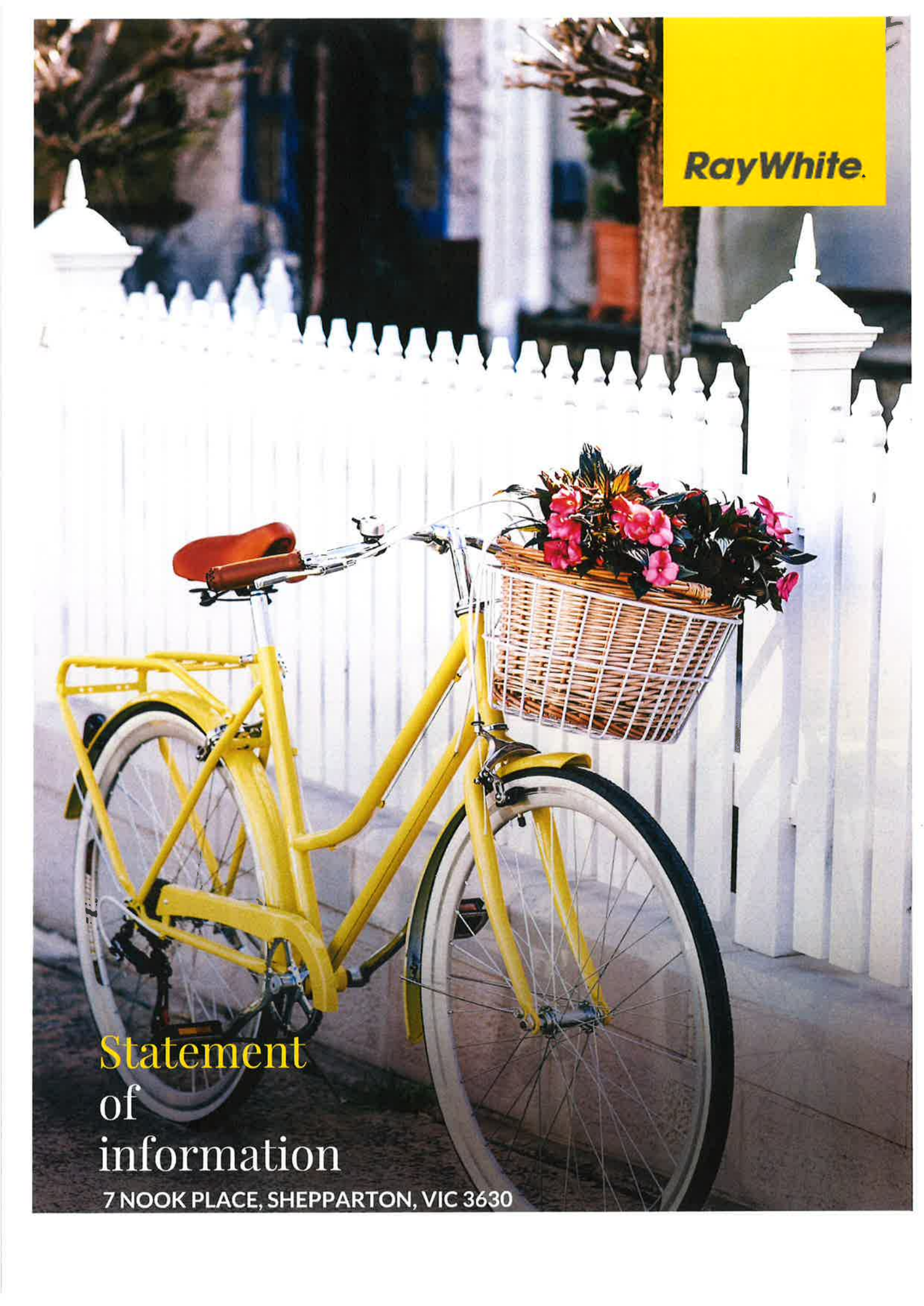


A vintage-style yellow bicycle is the central focus, leaning against a white picket fence. The bicycle has a bright yellow frame, a red saddle, and a wicker basket on the handlebars filled with pink flowers. The background is a soft-focus view of a residential street with trees and buildings. In the top right corner, there is a yellow rectangular box containing the text 'RayWhite.'

RayWhite.

**Statement
of
information**

7 NOOK PLACE, SHEPPARTON, VIC 3630

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 NOOK PLACE, SHEPPARTON, VIC 3630



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$255,000**

Provided by: Brett Creighton , Ray White Tatura

MEDIAN SALE PRICE



SHEPPARTON, VIC, 3630

Suburb Median Sale Price (Vacant Land)

\$270,000

01 October 2024 to 30 September 2025

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale,



31 MALLACOOTA DR, KIALLA, VIC 3631



Sale Price

\$260,000

Sale Date: 30/05/2025

Distance from Property: 3.7km 



17 SUNBIRD WAY, KIALLA, VIC 3631



Sale Price

\$260,000

Sale Date: 03/06/2025

Distance from Property: 4.2km 



35 MALLACOOTA DR, KIALLA, VIC 3631



Sale Price

\$260,000

Sale Date: 06/06/2025

Distance from Property: 3.7km 

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

7 NOOK PLACE, SHEPPARTON, VIC 3630

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$255,000

Median sale price

Median price \$270,000

Property type

Vacant Land

Suburb

SHEPPARTON

Period

01 October 2024 to 30 September 2025

Source

 pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
31 MALLACOOTA DR, KIALLA, VIC 3631	\$260,000	30/05/2025
17 SUNBIRD WAY, KIALLA, VIC 3631	\$260,000	03/06/2025
35 MALLACOOTA DR, KIALLA, VIC 3631	\$260,000	06/06/2025

This Statement of Information was prepared on: 13/10/2025