# Statement of Information Single residential property located outside the Melbourne metropolitan area

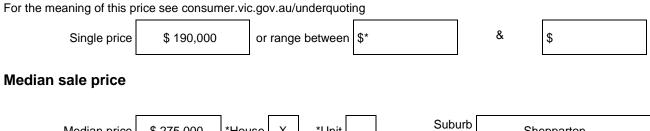
Sections 47AF of the Estate Agents Act 1980

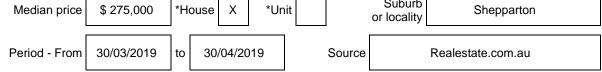
#### Property offered for sale

Address Including suburb or locality and postcode

# 23 Sheehan Crescent, Shepparton 3630

## Indicative selling price





### **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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 53 Carson Street, Shepparton	\$ 210,000	10 April 2019
2 42 Isabella street, Shepparton	\$ 195,000	29 Mar 2019
3 7 Service Street, Shepparton	\$ 185,000	06 Feb 2019

