

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 165 Verney Road, SHEPPARTON 3630

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$495,000**

### Median sale price

Median **House** for **SHEPPARTON** for period **Jun 2019 - Jun 2019**

Sourced from **RP Data**.

**\$280,000**

### Comparable property sales

**5 Latrobe Crescent,**  
Shepparton 3630

**Price \$515,000** Sold 29  
March 2019

**7 Cuthbert Court,**  
Grahamvale 3631

**Price \$465,000** Sold 15  
January 2019

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 22nd Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

House

5 beds

3 baths

4 parking

### Stockdale & Leggo Shepparton

91 Wyndham Street,  
Shepparton VIC 3630

### Contact agents



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Stockdale & Leggo

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**Stockdale  
& Leggo**