

glenn@youngsandco.com.au

Glenn Young 03 58208777 0438579993

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode

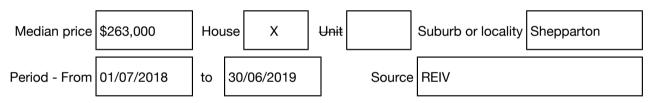
10 Purra Way, Shepparton Vic 3630

Indicative selling price

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

Range between \$37	70,000	&	\$385,000
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Median sale price



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 eighteen 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	23 Kestrel Dr SHEPPARTON 3630	\$385,000	03/04/2019
2	7 Hyrie Ct SHEPPARTON 3630	\$385,000	01/06/2018
3	33 Kinchega Dr SHEPPARTON NORTH 3631	\$375,050	22/03/2019

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 eighteen months.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





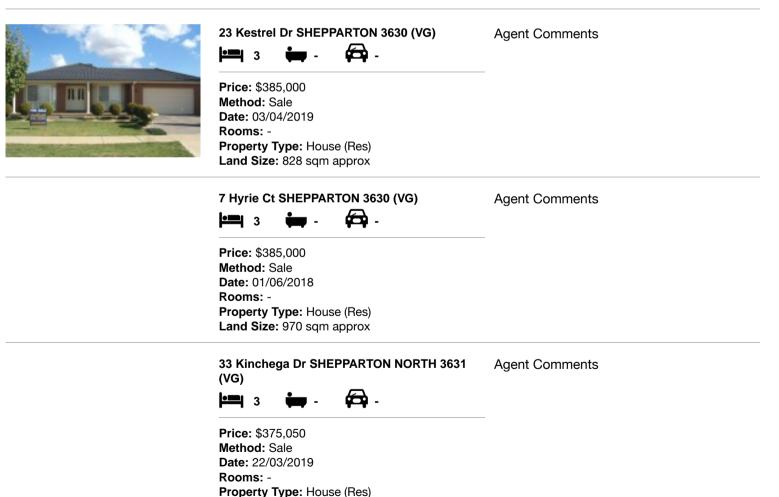




Rooms: Property Type: House (Res) Land Size: 600 sqm approx Agent Comments Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

Indicative Selling Price \$370,000 - \$385,000 Median House Price Year ending June 2019: \$263,000

Comparable Properties



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Land Size: 562 sqm approx

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