

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

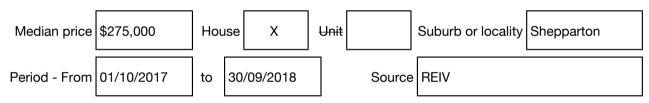
14 Rule Street, Shepparton Vic 3630

Indicative selling price

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

Range between	\$280,000	&	\$300,000

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	16 Gillies St SHEPPARTON 3630	\$310,000	06/07/2017
2	5 Rule St SHEPPARTON 3630	\$285,000	19/12/2017
3	41 Carson St SHEPPARTON 3630	\$280,000	16/10/2018

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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Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 627 sqm approx Agent Comments

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Indicative Selling Price \$280,000 - \$300,000 **Median House Price** Year ending September 2018: \$275,000

Comparable Properties





Price: \$280,000



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