



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

17 Oxbow Avenue,  
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 \$369,000**

### Median sale price

Median **House** for **SHEPPARTON** for period **Mar 2018 - Mar 2018**

Sourced from **RP Data**.

**\$266,000**

### 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 the most comparable to the property for sale.

**39 Palmer Road,**  
Shepparton 3630

Price **\$365,000** Sold 20  
November 2018

**10 Fig Avenue,**  
Shepparton 3630

Price **\$355** Sold 31 August  
2018

**77 Callister Street,**  
Shepparton 3630

Price **\$365,000** Sold 03 May  
2018

### 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

3 beds

2 baths

2 parking

### Stockdale & Leggo Shepparton

120 Wyndham Street,  
Shepparton VIC 3630

### Contact agents



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**Stockdale  
& Leggo**