

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**21-23 Nicholls Avenue,
SHEPPARTON 3630**

Indicative selling price

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

Single price \$339,000

Median sale price

Median **House** for **SHEPPARTON** for period **Nov 2017 - Nov 2017**

Sourced from **RP Data**.

\$258,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

31-33 Nicholls Avenue,
Shepparton 3630

Price **\$340,000** Sold 04
October 2017

10 Clarence Street,
Shepparton 3630

Price **\$340,000** Sold 10
February 2017

13 Broken River Drive,
Shepparton 3630

Price **\$347,002** Sold 21
November 2017

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

4 beds

3 baths

4 parking

**Stockdale & Leggo
Shepparton**

120 Wyndham Street,
Shepparton VIC 3630

Contact agents



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**Stockdale
& Leggo**