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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

12 Botany Crescent Shepparton VIC 3630

 4    -    -

## Indicative Selling Price

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

Single Price \$429,000

## Median Sale Price

\$275,000 Houses in Shepparton between 01 Aug 2018 - 31 Jul 2019




Source: CoreLogic

## 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 most comparable to the property for sale.






**5 Reid Street Shepparton VIC 3630** Sold Price <sup>RS</sup> **\$430,000** Sold Date **01-May-19**

 4    2    2   Distance **0.3km**






**17 Harrier Street Shepparton VIC 3630** Sold Price **\$425,000** Sold Date **30-Oct-18**

 3    2    2   Distance **0.33km**



**21 Dunstan Court Shepparton VIC 3630** Sold Price <sup>RS</sup> **\$420,000** Sold Date **14-May-19**

 4    2    3   Distance **0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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