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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

15 Dunlop Street Shepparton VIC 3630

3 1 1

### Indicative Selling Price

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

Range between \$290,000 & \$318,000

### Median Sale Price

\$273,000 Houses in Shepparton between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.



<b>18 Lister Crescent Shepparton VIC 3630</b>	Sold Price	<b>\$265,000</b>	Sold Date	<b>07-Sep-18</b>
3  1  1			Distance	<b>0.15km</b>



<b>61 Graham Street Shepparton VIC 3630</b>	Sold Price	<b>\$315,000</b>	Sold Date	<b>28-Nov-18</b>
3  1  1			Distance	<b>0.38km</b>



<b>97 Balaclava Road Shepparton VIC 3630</b>	Sold Price	<b>\$295,000</b>	Sold Date	<b>11-Feb-19</b>
3  1  2			Distance	<b>0.62km</b>

RS = Recent sale

UN = Undisclosed Sale

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