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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

21 Gum Road Shepparton VIC 3630

 3  2  2

## Indicative Selling Price

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

Range between \$369,000 & \$389,000













## Median Sale Price

\$272,000 Houses in Shepparton between 01 Dec 2017 - 30 Nov 2018

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>12 Gum Road Shepparton VIC 3630</b>	Sold Price	<b>\$360,000</b>	Sold Date	<b>17-Sep-18</b>
 4  2  2				Distance	<b>0.1km</b>
	<b>34 Menzies Crescent Shepparton VIC 3630</b>	Sold Price	<b>\$370,000</b>	Sold Date	<b>06-Feb-18</b>
 4  2  2				Distance	<b>0.55km</b>
	<b>9 Deakin Court Shepparton VIC 3630</b>	Sold Price	<b>\$390,000</b>	Sold Date	<b>23-Jul-18</b>
 4  2  2				Distance	<b>0.8km</b>

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