

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**36 Nightingale Way,
SHEPPARTON 3630**

Indicative selling price

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

Range \$375,000 - \$385,000

Median sale price

Median **House** for **SHEPPARTON** for period **Jun 2019 - Jun 2019**

Sourced from **RP Data**.

\$275,000

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.

2 Arbour Court,
Shepparton 3630

Price **\$380,000** Sold 27
February 2019

3 Camaro Nook,
Shepparton 3630

Price **\$378,492** Sold 11
February 2019

58 Hawkins Street,
Shepparton 3630

Price **\$400,000** Sold 05
February 2019

This Statement of Information was prepared on 23rd Oct 2019

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



2 baths



2 parking

Stockdale & Leggo Shepparton

91 Wyndham Street,
Shepparton VIC 3630

Contact agents



Darren Butler
Stockdale & Leggo

03 5831 3812
0438 466 843

darren.butler@stockdaleleggo.com.au

**Stockdale
& Leggo**