

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3/38 Gilchrist Street,  
SHEPPARTON 3630**

### Indicative selling price

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

**Single price \$239,000**

### Median sale price

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

Sourced from **RP Data**.

**\$180,750**

### 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.

**3/44 Corio Street,**  
Shepparton 3630

**Price \$245,000** Sold 01  
October 2018

**1/14 Marungi Street,**  
Shepparton 3630

**Price \$220,000** Sold 08  
March 2019

**2/3 Lightfoot Street,**  
Shepparton 3630

**Price \$220,000** Sold 30  
November 2018

This Statement of Information was prepared on 19th 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.

Unit

  
**2 beds**

  
**1 baths**

  
**1 parking**

### Stockdale & Leggo Shepparton

91 Wyndham Street,  
Shepparton VIC 3630

### Contact agents



**Vincent Tassoni**  
Stockdale & Leggo

0358313812  
0417374105

[vince.tassoni@stockdaleleggo.com.au](mailto:vince.tassoni@stockdaleleggo.com.au)

**Stockdale  
& Leggo**