



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**13 Birch 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 **House** for **SHEPPARTON** for period **Feb 2017 - Feb 2017**

Sourced from **RP Data**.

**\$ 261,750**

### 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.

**44 Annerley Avenue,**  
Shepparton 3630

**Price \$ 227,000** Sold 12 January 2017

**3 Ash Street,**  
Shepparton 3630

**Price \$ 229,500** Sold 19 January 2017

**14 Bouchier Street,**  
Shepparton 3630

**Price \$ 203,600** Sold 13 September 2016

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

  
**3 beds**

  
**1 baths**

  
**2 parking**

### Contact agents

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