

## HOUSE Offered for Sale

188 Balaclava Road Shepparton VIC 3630

 3  2  1

## Indicative Selling Price

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

Range between \$325,000 & \$357,500

## Median Sale Price




\$258,000 Houses in Shepparton between Oct 2016 - Sep 2017

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.






**35 Orchard Circuit Shepparton VIC 3630** Sold Price **\$355,000** Sold Date **28-Apr-16**  
 4  2  2 Distance **1.05km**



**9 King Richard Drive Shepparton VIC 3630** Sold Price **\$360,000** Sold Date **06-Jul-16**  
 4  2  2 Distance **0.86km**



**14 Locksley Court Shepparton VIC 3630** Sold Price **\$370,000** Sold Date **07-Jun-17**  
 4  2  2 Distance **0.77km**

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