



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/17 Menzies Crescent,  
SHEPPARTON 3630**

Unit

  
2 beds

  
1 baths

  
1 parking

### Indicative selling price

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

**Single price \$259,000**

### Median sale price

Median **Unit** for **SHEPPARTON** for period **Aug 2017 - Aug 2017**

Sourced from **RP Data**.

**\$257,000**

### 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.

**2/32 Dunlop Street,**  
Shepparton 3630

**Price \$253,000** Sold 25 July 2016

**4/25-27 Sali Drive,**  
Shepparton 3630

**Price \$275,000** Sold 24 March 2017

**5/193-195 The Boulevard,**  
Shepparton 3630

**Price \$240,000** Sold 18 April 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.

### Contact agents

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