

5 Leahy Street, Shepparton Vic 3630



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Indicative Selling Price
\$252,000

Median House Price
Year ending March 2017: \$267,000



2 1 3

Rooms:
Property Type: House
Land Size: 672 sqm approx
Agent Comments

Comparable Properties



20 Granthorn St SHEPPARTON 3630 (VG)

Agent Comments

2 - -

Price: \$285,000
Method: Sale
Date: 08/12/2016
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 772 sqm approx



10 Claude St SHEPPARTON 3630 (VG)

Agent Comments

2 - -

Price: \$265,000
Method: Sale
Date: 02/05/2016
Rooms: -
Property Type: House (Res)
Land Size: 983 sqm approx



19 Dunrobin St SHEPPARTON 3630 (VG)

Agent Comments

2 - -

Price: \$235,000
Method: Sale
Date: 24/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 744 sqm approx

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

5 Leahy Street, Shepparton Vic 3630

Indicative selling price

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

Single price \$252,000

Median sale price

Median price \$267,000

House X

Suburb or locality Shepparton

Period - From 01/04/2016

to 31/03/2017

Source REIV

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
20 Granthorn St SHEPPARTON 3630	\$285,000	08/12/2016
10 Claude St SHEPPARTON 3630	\$265,000	02/05/2016
19 Dunrobin St SHEPPARTON 3630	\$235,000	24/02/2017