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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

6 Glenferrie Drive Shepparton VIC 3630

 4  2  2

## Indicative Selling Price

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

Range between \$440,000 & \$455,000













## Median Sale Price

\$272,000 Houses in Shepparton between 01 Mar 2018 - 28 Feb 2019

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.

	<b>42 Canterbury Avenue Shepparton VIC 3630</b>	Sold Price	<b>\$442,500</b>	Sold Date	<b>16-Aug-18</b>
	 4  2  2			Distance	<b>0.44km</b>
	<b>26 Kensington Drive Shepparton VIC 3630</b>	Sold Price	<b>\$440,000</b>	Sold Date	<b>05-Oct-17</b>
	 4  2  6			Distance	<b>0.65km</b>
	<b>27 Kittles Road Shepparton VIC 3630</b>	Sold Price	<b>\$480,000</b>	Sold Date	<b>28-Nov-18</b>
	 4  2  2			Distance	<b>0.67km</b>

RS = Recent sale UN = Undisclosed Sale

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