

Natalie Ryan

M 03583111800

E natalie@gagliardiscott.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

14 Sutherland Avenue Shepparton VIC 3630

 4  1  2

Indicative Selling Price

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

Range between \$550,000 & \$605,000

Median Sale Price

\$275,000 Houses in Shepparton between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

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.

63 Orr Street Shepparton VIC 3630		Sold Price	\$650,000	Sold Date	16-Nov-18	
 3	 2	 -		Distance	0.22km	
75 Orr Street Shepparton VIC 3630		Sold Price	\$560,000	Sold Date	22-Mar-19	
 3	 1	 -		Distance	0.27km	
	40 Orr Street Shepparton VIC 3630		Sold Price	\$540,000	Sold Date	29-Oct-18
	 3	 2	 2	Distance	0.33km	

RS = Recent sale

UN = Undisclosed Sale

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