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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

33 Kinchega Drive Shepparton North VIC 3631

 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 \$365,000 & \$385,000













## Median Sale Price

\$347,000 Houses in Shepparton north between 01 Feb 2018 - 31 Jan 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>400 Goulburn Valley Highway Shepparton North VIC 3631</b>  4  2  2	Sold Price	<b>\$380,000</b>	Sold Date	<b>08-Jun-18</b>	Distance	<b>0.35km</b>
	<b>2 Eucla Court Shepparton North VIC 3631</b>  3  2  2	Sold Price	<b>\$375,000</b>	Sold Date	<b>05-Oct-18</b>	Distance	<b>0.4km</b>
	<b>47 Merino Drive Shepparton VIC 3630</b>  4  2  3	Sold Price	<b>\$390,000</b>	Sold Date	<b>23-Jul-18</b>	Distance	<b>0.65km</b>

RS = Recent sale      UN = Undisclosed Sale

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