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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

15-17 Xavier Crescent Shepparton North VIC 3631

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## Indicative Selling Price

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

Range between \$250,000 & \$259,000













## Median Sale Price

\$135,371 Lands in Shepparton north between 01 Aug 2018 - 31 Jul 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.

	<b>1 Girton Court Shepparton North VIC 3631</b>	Sold Price	<b>\$230,000</b>	Sold Date	<b>18-Oct-18</b>
	 -  -  -			Distance	<b>0.08km</b>
	<b>44 Xavier Crescent Shepparton North VIC 3631</b>	Sold Price	<b>\$245,000</b>	Sold Date	<b>18-Jul-19</b>
	 -  -  -			Distance	<b>0.13km</b>
	<b>62 Xavier Crescent Shepparton North VIC 3631</b>	Sold Price	<b>\$230,000</b>	Sold Date	<b>08-Feb-19</b>
	 -  -  -			Distance	<b>0.3km</b>

RS = Recent sale

UN = Undisclosed Sale

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