



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**82 Guthrie Street,  
SHEPPARTON 3630**

House



3 beds



1 baths



3 parking

### Indicative selling price

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

**Range \$290,000 - \$310,000**

### Median sale price

Median **House** for **SHEPPARTON** for period **Oct 2018 - Oct 2018**

Sourced from **RP Data**.

**\$275,000**

### 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 the most comparable to the property for sale.

**41 Gourlay Street,**  
Shepparton 3630

Price **\$275,000** Sold 28 May  
2018

**44 Gourlay Street,**  
Shepparton 3630

Price **\$320,000** Sold 24 April  
2018

**4 Darling Court,**  
Shepparton 3630

Price **\$310,000** Sold 17  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

### Stockdale & Leggo Shepparton

91 Wyndham Street,  
Shepparton VIC 3630

### Contact agents



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**Stockdale  
& Leggo**