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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

4 Botany Crescent Shepparton VIC 3630

 3    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 \$295,000 &amp; \$305,000

## Median Sale Price

\$270,000 Houses in Shepparton between 01 Nov 2017 - 31 Oct 2018

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.


**43 Dunlop Street Shepparton VIC 3630**

Sold Price

**\$320,000**

Sold Date

**25-Jan-18**
 4    2    3

Distance

**0.8km**

**18 Leffers Street Shepparton VIC 3630**

Sold Price

Sold Date

**04-Jun-18**
 4    2    2

Distance

**0.83km**

**7 Dunkirk Avenue Shepparton VIC 3630**

Sold Price

**\$292,000**

Sold Date

**29-Jun-18**
 4    2    3

Distance

**1.27km**

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