



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**39 Princes Crescent,
SHEPPARTON 3630**

House

3 beds

1 baths

1 parking

Indicative selling price

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

Range \$320,000 - \$340,000

Median sale price

Median **House** for **SHEPPARTON** for period **Apr 2019 - Apr 2019**

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.

11 Dunrobin Street, Shepparton 3630	Price \$347,000 Sold 18 February 2019
11 Middleton Street, Shepparton 3630	Price \$318,000 Sold 17 June 2019
10 Morris Court, Shepparton 3630	Price \$331,000 Sold 05 July 2019

This Statement of Information was prepared on 17th Sep 2019

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

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Contact agents



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**Stockdale
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