

glenn@youngsandco.com.au

Glenn Young 03 58208777 0438579993

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode

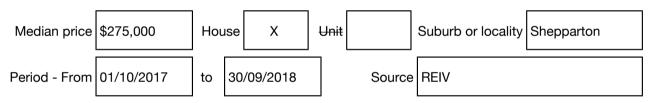
⁵ 47 Lachlan Crescent, Shepparton Vic 3630

Indicative selling price

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

Range between	\$325,000	&	\$345,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	21 Clarence St SHEPPARTON 3630	\$330,000	13/07/2018
2	17 Collodetti Cr SHEPPARTON 3630	\$329,000	01/11/2017
3	73 Colliver Rd SHEPPARTON 3630	\$320,000	31/10/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



47 Lachlan Crescent, Shepparton Vic 3630







Rooms: Property Type: Land Land Size: 785 sqm approx Agent Comments Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

Indicative Selling Price

\$325,000 - \$345,000 **Median House Price** Year ending September 2018: \$275,000

Comparable Properties

21 Clarence St SHEPPARTON 3630 (VG)	Agent Comments	
Price: \$330,000		
Method: Sale		
Date: 13/07/2018 Rooms: -		
Property Type: House (Res)		
Land Size: 705 sqm approx		
17 Collodetti Cr SHEPPARTON 3630 (VG)	Agent Comments	
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Price: \$329,000		
Method: Sale		
Date: 01/11/2017		
Rooms: -		
Property Type: House (Res) Land Size: 882 sqm approx		
73 Colliver Rd SHEPPARTON 3630 (VG)	Agent Comments	
 == 3 == - = -		
Price: \$320,000		
Method: Sale		
Date: 31/10/2018		
Rooms: -		
Property Type: House (Res) Land Size: 806 sqm approx		

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