



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 57 Sutherland Avenue, SHEPPARTON 3630

House

2 beds

1 baths

1 parking

### Indicative selling price

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

**Range \$265,000 - \$285,000**

### Median sale price

Median **House** for **SHEPPARTON** for period **Oct 2017 - Oct 2017**

Sourced from **RP Data**.

**\$258,000**

### 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.

**2/15 Barker Avenue,**  
Shepparton 3630

**Price \$260,000** Sold 10  
November 2016

**2/62 Edward Street,**  
Shepparton 3630

**Price \$264,000** Sold 21  
March 2017

**3/49 Maude Street,**  
Shepparton 3630

**Price \$285,000** Sold 05  
December 2016

### 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

120 Wyndham Street,  
Shepparton VIC 3630

### Contact agents



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**Stockdale  
& Leggo**