



R E A L E S T A T E

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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

4/3-5 Feshti Street Shepparton VIC 3630

2 1 2

### Indicative Selling Price

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

Range between \$155,000 & \$165,000

### Median Sale Price

\$180,000 Units 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.



<b>6/3-5 Feshti Street Shepparton VIC 3630</b>	Sold Price	<b>\$130,000</b>	Sold Date	<b>08-May-18</b>
1  1  1			Distance	<b>0.01km</b>



<b>1/21 Glenn Street Shepparton VIC 3630</b>	Sold Price	<b>\$146,000</b>	Sold Date	<b>22-Aug-18</b>
2  1  1			Distance	<b>0.11km</b>



<b>1/61 Clive Street Shepparton VIC 3630</b>	Sold Price	<b>\$156,000</b>	Sold Date	<b>21-May-18</b>
2  1  2			Distance	<b>0.44km</b>

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