



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Swan Court, SHEPPARTON 3630

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Single price \$285,000**

### Median sale price

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

Sourced from **RP Data**.

**\$261,750**

### 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.

**44 Guthrie Street,**  
Shepparton 3630

Price **\$270,000** Sold 30 January 2017

**41 Palmer Road,**  
Shepparton 3630

Price **\$292,000** Sold 19 October 2016

**7 Sunray Court,**  
Shepparton 3630

Price **\$285,000** Sold 13 December 2016

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.

### Contact agents

 **Darren Butler**  
Stockdale & Leggo

03 5831 3812

0438 466 843

[darren.butler@stockdaleleggo.com.au](mailto:darren.butler@stockdaleleggo.com.au)

**Stockdale  
& Leggo**

**Stockdale & Leggo  
Shepparton**

120 Wyndham Street,  
Shepparton VIC 3630