

Statement of Information

Sections 47AF of the Estate Agents Act 1980

8 Balaclava Road, SHEPPARTON 3630

Indicative selling price

\$ 175,000

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

Median sale price

\$ 261,750

Median **House** for **Shepparton** for period **Feb 2017 - Feb 2017**
Sourced from **RP Data**.

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

11 Cornish Street,
Shepparton 3630 **\$ 162,000** Sold 23 November 2016

5 Jones Court,
Shepparton 3630 **\$ 192,000** Sold 08 March 2017

40 Hicken Crescent,
Shepparton 3630 **\$ 167,500** Sold 20 April 2017

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.

House



2 beds



1 baths



1 parking

Contact agents



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