

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**60 Grutzner Avenue,  
SHEPPARTON 3630**

### Indicative selling price

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

**Range \$190,000 - \$209,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$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 Cameron Avenue,**  
SHEPPARTON 3630

**Price \$170,000** Sold 03 June 2017

**34 Numurkah Road,**  
SHEPPARTON 3630

**Price \$181,000** Sold 24 April 2017

**63 Fahey Street,**  
SHEPPARTON 3630

**Price \$205,500** Sold 19 October 2017

### 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 Pricefinder.

House

3 beds

2 baths

2 parking

### Contact agents



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