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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

7 Grammar Court Shepparton North VIC 3631

 4  2  2

## Indicative Selling Price

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

Single Price \$630,000









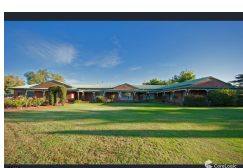



## Median Sale Price

\$365,000 Houses in Shepparton north between 01 May 2018 - 30 Apr 2019

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>11-15 Wesley Court Shepparton North VIC 3631</b>  4  -  -	Sold Price	<b>\$765,000</b>	Sold Date	<b>02-Nov-18</b>	Distance	<b>0.69km</b>
	<b>337 Grahamvale Road Grahamvale VIC 3631</b>  5  3  4	Sold Price	<b>\$616,002</b>	Sold Date	<b>16-Jun-18</b>	Distance	<b>1.65km</b>
	<b>4 Linda Court Shepparton VIC 3630</b>  5  4  9	Sold Price	<b>\$753,000</b>	Sold Date	<b>02-Mar-18</b>	Distance	<b>2.27km</b>

RS = Recent sale

UN = Undisclosed Sale

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