



 3  2  2

Rooms:

Property Type: House

Land Size: 699 sqm

Agent Comments

With an attractive street appeal this home sits among quality homes in the very popular River Park Estate. In good order throughout the home offers ensuite to main bedroom, larger living areas, lock up carport + brick garage.

Comparable Properties



16 Macquarie Ct SHEPPARTON 3630 (REI/VG) **Agent Comments**

 3  2  2

Price: \$295,000

Method: Private Sale

Date: 17/03/2017

Rooms: 4

Property Type: House

Land Size: 795 sqm



19 Clarence St SHEPPARTON 3630 (REI/VG) **Agent Comments**

 3  2  2

Price: \$285,000

Method: Auction Sale

Date: 17/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 729 sqm



12 Varcoe St SHEPPARTON 3630 (VG)

Agent Comments

 3  -  -

Price: \$276,000

Method: Sale

Date: 20/02/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 818 sqm

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

14 Delatite Avenue, Shepparton Vic 3630

Indicative selling price

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

Single price

\$280,000

Median sale price

Median price

\$275,000

House

X

Suburb or locality

Shepparton

Period - From

01/01/2017

to

31/03/2017

Source

REIV

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
16 Macquarie Ct SHEPPARTON 3630	\$295,000	17/03/2017
19 Clarence St SHEPPARTON 3630	\$285,000	17/12/2016
12 Varcoe St SHEPPARTON 3630	\$276,000	20/02/2017