

STATEMENT OF INFORMATION

10 LACHLAN CRESCENT, SHEPPARTON, VIC 3630

PREPARED BY YOUR SOLD REAL ESTATE, 187 CORIO STREET SHEPPARTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



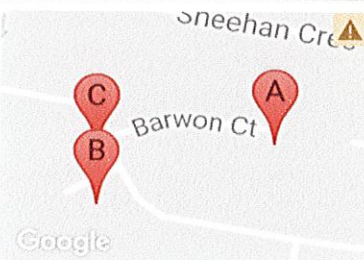
10 LACHLAN CRESCENT, SHEPPARTON,  4  2  2

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE




SHEPPARTON, VIC, 3630

Suburb Median Sale Price (House)

\$265,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



8 BARWON CRT, SHEPPARTON, VIC 3630

 4  -  -

Sale Price

\$275,000

Sale Date: 12/12/2017

Distance from Property: 148m



1 SWAN CRT, SHEPPARTON, VIC 3630

 4  2  2

Sale Price

\$273,000

Sale Date: 27/09/2017

Distance from Property: 51m



10 LACHLAN CRES, SHEPPARTON, VIC 3630

 4  2  2

Sale Price

\$262,000

Sale Date: 01/06/2017

Distance from Property: 0m



This report has been compiled on 26/04/2018 by Your Sold Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 LACHLAN CRESCENT, SHEPPARTON, VIC 3630

Indicative selling price

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

Price Range:

\$275,000

Median sale price

Median price

\$265,000


 House Unit Suburb

SHEPPARTON

Period

01 April 2017 to 31 March 2018

 Source



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
8 BARWON CRT, SHEPPARTON, VIC 3630	\$275,000	12/12/2017
1 SWAN CRT, SHEPPARTON, VIC 3630	\$273,000	27/09/2017
10 LACHLAN CRES, SHEPPARTON, VIC 3630	\$262,000	01/06/2017