



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**38 Balaclava Road,
SHEPPARTON 3630**

House



3 beds



1 baths



2 parking

Indicative selling price

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

Range \$250,000 - \$270,000

Median sale price

Median **House** for **SHEPPARTON** for period **Aug 2019 - Aug 2019**

Sourced from **RP Data**.

\$280,000

Comparable property sales

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

7 Princes Crescent,
Shepparton 3630

Price \$265,500 Sold 27 May
2019

2 Wills Street,
Shepparton 3630

Price \$254,000 Sold 18
September 2019

171 Balaclava Road,
Shepparton 3630

Price \$275,000 Sold 02 July
2019

This Statement of Information was prepared on 27th Nov 2019

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 RP Data.

Stockdale & Leggo Shepparton

91 Wyndham Street,
Shepparton VIC 3630

Contact agents



Darren Butler
Stockdale & Leggo

03 5831 3812
0438 466 843

darren.butler@stockdaleleggo.com.au



Kylie Warburton
Stockdale & Leggo

0418 684 423

salesadmin.shepp@stockdaleleggo.com.au

**Stockdale
& Leggo**