



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 69 Balaclava Road, SHEPPARTON 3630

### Indicative selling price

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

**Single price \$245,000**

### Median sale price

Median **House** for **SHEPPARTON** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$272,000**

### 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.

<b>65 Balaclava Road,</b> Shepparton 3630	<b>Price \$265,000</b> Sold 13 April 2018
<b>87 Balaclava Road,</b> Shepparton 3630	<b>Price \$227,500</b> Sold 09 July 2018
<b>99 Balaclava Road,</b> Shepparton 3630	<b>Price \$260,000</b> Sold 02 October 2018

### 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.

#### Kevin Hicks Real Estate

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#### Contact agents



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