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Statement of Information

11 WILLICENT TERRACE, ECHUCA, VIC 3564

Prepared by Liam Russell, Charles L King & Co First National

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 WILLICENT TERRACE, ECHUCA, VIC

 4
  2
  2

Indicative Selling Price

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

Price Range: \$395,000 to \$420,000

Provided by: Liam Russell, Charles L King & Co First National

MEDIAN SALE PRICE



ECHUCA, VIC, 3564

Suburb Median Sale Price (House)

\$335,000

01 July 2016 to 30 June 2017

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.



10 BRENTON AVE, ECHUCA, VIC 3564

 4
  2
  2

Sale Price

Price Withheld

Sale Date: 31/05/2017

Distance from Property: 1.4km



59 MCSWAIN RD, ECHUCA, VIC 3564

 4
  2
  4

Sale Price

\$412,000

Sale Date: 22/02/2017

Distance from Property: 1.4km



15 ADELAIDE CRES, ECHUCA, VIC 3564

 4
  2
  3

Sale Price

\$405,000

Sale Date: 22/02/2017

Distance from Property: 544m



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Phone 03 54 822111



28 JAMIESON DR, ECHUCA, VIC 3564

 **3**  **2**  **2**

Sale Price

\$350,000

Sale Date: 20/03/2017

Distance from Property: 1.3km



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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

11 WILLICENT TERRACE, ECHUCA, VIC 3564

Indicative selling price

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

Price Range:

\$395,000 to \$420,000

Median sale price

Median price

\$335,000

House

Unit


Suburb

ECHUCA

Period

01 July 2016 to 30 June 2017

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 |
|------------------------------------|----------------|--------------|
| 10 BRENTON AVE, ECHUCA, VIC 3564 | Price Withheld | 31/05/2017 |
| 59 MCSWAIN RD, ECHUCA, VIC 3564 | \$412,000 | 22/02/2017 |
| 15 ADELAIDE CRES, ECHUCA, VIC 3564 | \$405,000 | 22/02/2017 |
| 28 JAMIESON DR, ECHUCA, VIC 3564 | \$350,000 | 20/03/2017 |