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REAL ESTATE

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Statement of Information

24 RIVER VIEW COURT, WHARPARILLA, VIC 3564

Prepared by Rowena Ash, Charles L King & Co First National

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 RIVER VIEW COURT, WHARPARILLA,

4 2 2

Indicative Selling Price

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

Price Range: \$570,000 to \$590,000

Provided by: Rowena Ash, Charles L King & Co First National

MEDIAN SALE PRICE



WHARPARILLA, VIC, 3564

Suburb Median Sale Price (House)

\$617,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.



9 RIVER VIEW CRT, WHARPARILLA, VIC 3564

4 2 5

Sale Price

***\$591,000**

Sale Date: 22/11/2017

Distance from Property: 186m



69 RIVER VIEW CRT, WHARPARILLA, VIC 3564

4 2 4

Sale Price

\$615,000

Sale Date: 20/10/2017

Distance from Property: 452m



58 RIVER VIEW CRT, WHARPARILLA, VIC 3564

4 2 8

Sale Price

\$630,000

Sale Date: 28/08/2017

Distance from Property: 320m



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Charles L. King & Co

172 Hare Street, Echuca

Phone 03 54 822111



33 OSULLIVAN RD, WHARPARILLA, VIC 3564



4



2



7

Sale Price

\$630,000

Sale Date: 16/06/2017

Distance from Property: 247m



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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

24 RIVER VIEW COURT, WHARPARILLA, VIC 3564

Indicative selling price

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

Price Range:

\$570,000 to \$590,000

Median sale price

Median price

\$617,500

House

☒

Unit

☐


Suburb

WHARPARILLA

Period

01 January 2017 to 31 December 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
9 RIVER VIEW CRT, WHARPARILLA, VIC 3564	*\$591,000	22/11/2017
69 RIVER VIEW CRT, WHARPARILLA, VIC 3564	\$615,000	20/10/2017
58 RIVER VIEW CRT, WHARPARILLA, VIC 3564	\$630,000	28/08/2017
33 OSULLIVAN RD, WHARPARILLA, VIC 3564	\$630,000	16/06/2017