



**first
national**
REAL ESTATE

We put you first

Statement of Information

117 CAMPASPE ESPLANADE, ECHUCA, VIC 3564

Prepared by Troy O'Brien, Charles L King & Co First National

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



117 CAMPASPE ESPLANADE, ECHUCA,

 4  2  2

Indicative Selling Price

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

Single Price:

\$550,000

Provided by: Sharon Henson, Charles L King & Co First National

MEDIAN SALE PRICE



ECHUCA, VIC, 3564

Suburb Median Sale Price (House)

\$330,000

01 October 2016 to 30 September 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.



1/85 CAMPASPE ESP, ECHUCA, VIC 3564

 3  2  2

Sale Price

\$475,000

Sale Date: 17/07/2017

Distance from Property: 337m



5 RIVERLAND CL, ECHUCA, VIC 3564

 3  2  2

Sale Price

\$670,000

Sale Date: 15/05/2017

Distance from Property: 357m



123 HAVERFIELD ST, ECHUCA, VIC 3564

 3  1  2

Sale Price

\$580,000

Sale Date: 10/12/2016

Distance from Property: 654m



This report has been compiled on 24/11/2017 by Charles L King & Co First National. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

117 CAMPASPE ESPLANADE, ECHUCA, VIC 3564

Indicative selling price

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

Single Price:

\$550,000

Median sale price

Median price

\$330,000

House

X

Unit


Suburb

ECHUCA

Period

01 October 2016 to 30 September 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
1/85 CAMPASPE ESP, ECHUCA, VIC 3564	\$475,000	17/07/2017
5 RIVERLAND CL, ECHUCA, VIC 3564	\$670,000	15/05/2017
123 HAVERFIELD ST, ECHUCA, VIC 3564	\$580,000	10/12/2016