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Statement of Information

2/11 BRENTON AVENUE, ECHUCA, VIC 3564

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

first national REAL ESTATE | Charles L. King & Co
172 Hare Street, Echuca Phone 03 54 822111

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/11 BRENTON AVENUE, ECHUCA, VIC

3 - -

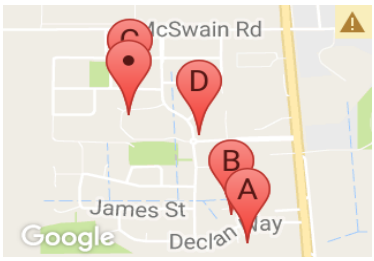
Indicative Selling Price

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

$320,000 to $335,000

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

SUBURB MEDIAN



ECHUCA, VIC, 3564

Suburb Median Sale Price (Unit)

$300,000

01 April 2016 to 31 March 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.



3 ASTON CRT, ECHUCA, VIC 3564

3 2 1

Sale Price

Price Withheld

Sale Date: 19/05/2017

Distance from Property: 613m



2 YEOVIL CRT, ECHUCA, VIC 3564

3 2 2

Sale Price

***$365,000**

Sale Date: 12/04/2017

Distance from Property: 500m



10 MCLACHLAN RD, ECHUCA, VIC 3564

3 2 2

Sale Price

$350,000

Sale Date: 06/04/2017

Distance from Property: 76m

This report has been compiled on 09/06/2017 by Charles L King & Co First National. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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28 JAMIESON DR, ECHUCA, VIC 3564

3 2 2

Sale Price

$350,000

Sale Date: 20/03/2017

Distance from Property: 246m

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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	2/11 BRENTON AVENUE, ECHUCA, VIC 3564

Indicative selling price

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

Single Price / Range	$320,000 to $335,000

Median sale price

Median price	$300,000	House		Unit	X	Suburb	ECHUCA
Period	01 April 2016 to 31 March 2017	Source	pricefinder				

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
3 ASTON CRT, ECHUCA, VIC 3564	Price Withheld	19/05/2017
2 YEOVIL CRT, ECHUCA, VIC 3564	*$365,000	12/04/2017
10 MCLACHLAN RD, ECHUCA, VIC 3564	$350,000	06/04/2017
28 JAMIESON DR, ECHUCA, VIC 3564	$350,000	20/03/2017