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# Statement of Information

19 DECLAN WAY, ECHUCA, VIC 3564

Prepared by Charles L King & Co First National

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**19 DECLAN WAY, ECHUCA, VIC 3564**

4 2 2

**Indicative Selling Price**

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

**Price Range: \$340,000 to \$355,000**

## MEDIAN SALE PRICE



**ECHUCA, VIC, 3564**

**Suburb Median Sale Price (House)**

**\$330,000**

01 April 2017 to 31 March 2018

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.



**1 BRENTON AVE, ECHUCA, VIC 3564**

3 2 1

**Sale Price**

**\$359,000**

Sale Date: 06/11/2017

Distance from Property: 522m



**10 VICTORIA PL, ECHUCA, VIC 3564**

3 1 2

**Sale Price**

**\*\$336,000**

Sale Date: 23/02/2018

Distance from Property: 441m



**2 AMY PL, ECHUCA, VIC 3564**

3 1 2

**Sale Price**

**\*\$370,000**

Sale Date: 19/03/2018

Distance from Property: 423m



This report has been compiled on 16/04/2018 by Charles L King & Co First National. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

19 DECLAN WAY, ECHUCA, VIC 3564

Indicative selling price

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

Price Range:

\$340,000 to \$355,000

Median sale price

Median price

\$330,000

House

X

Unit


Suburb

ECHUCA

Period

01 April 2017 to 31 March 2018

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 BRENTON AVE, ECHUCA, VIC 3564	\$359,000	06/11/2017
10 VICTORIA PL, ECHUCA, VIC 3564	*\$336,000	23/02/2018
2 AMY PL, ECHUCA, VIC 3564	*\$370,000	19/03/2018