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Statement of Information

2/283 OGILVIE AVENUE, ECHUCA, VIC 3564

Prepared by Charles L King & Co First National

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

2/283 OGILVIE AVENUE, ECHUCA, VIC

3 2 2

Indicative Selling Price

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

Price Range: **$244,000 to $269,000**

MEDIAN SALE PRICE

ECHUCA, VIC, 3564

Suburb Median Sale Price (Unit)

$272,500

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.

275 OGILVIE AVE, ECHUCA, VIC 3564

3 1 4

Sale Price

***$257,500**

Sale Date: 27/03/2018

Distance from Property: 80m

28 STOKES ST, ECHUCA, VIC 3564

3 1 2

Sale Price

$260,000

Sale Date: 13/12/2017

Distance from Property: 486m

229 SERVICE ST, ECHUCA, VIC 3564

2 1 1

Sale Price

$252,000

Sale Date: 18/11/2017

Distance from Property: 268m

This report has been compiled on 17/05/2018 by Charles L King & Co First National. Property Data Solutions Pty Ltd 2018 - 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	2/283 OGILVIE AVENUE, ECHUCA, VIC 3564

Indicative selling price

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

Price Range:	$244,000 to $269,000

Median sale price

Median price	$272,500	House		Unit	X	Suburb	ECHUCA
Period	01 April 2017 to 31 March 2018	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
275 OGILVIE AVE, ECHUCA, VIC 3564	*$257,500	27/03/2018
28 STOKES ST, ECHUCA, VIC 3564	$260,000	13/12/2017
229 SERVICE ST, ECHUCA, VIC 3564	$252,000	18/11/2017