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Statement of Information

7 BENNETT COURT, ECHUCA, VIC 3564

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

first national REAL ESTATE | Charles L. King & Co

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

7 BENNETT COURT, ECHUCA, VIC 3564

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Indicative Selling Price

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

Single Price: **$380,000**

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

MEDIAN SALE PRICE

ECHUCA, VIC, 3564

Suburb Median Sale Price (House)

$335,000

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.

6 GWYDER CRT, ECHUCA, VIC 3564

3 1 2

Sale Price

***$320,000**

Sale Date: 01/03/2018

Distance from Property: 284m A

26 BENNETT CRT, ECHUCA, VIC 3564

3 1 2

Sale Price

$315,000

Sale Date: 19/10/2017

Distance from Property: 79m B

20 STRUVE CRT, ECHUCA, VIC 3564

4 2 2

Sale Price

$393,500

Sale Date: 13/09/2017

Distance from Property: 364m C

This report has been compiled on 27/04/2018 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	7 BENNETT COURT, ECHUCA, VIC 3564

Indicative selling price

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

Single Price:	$380,000

Median sale price

Median price	$335,000	House	X	Unit		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
6 GWYDER CRT, ECHUCA, VIC 3564	*$320,000	01/03/2018
26 BENNETT CRT, ECHUCA, VIC 3564	$315,000	19/10/2017
20 STRUVE CRT, ECHUCA, VIC 3564	$393,500	13/09/2017