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Statement of Information

7 ALAMBEE WAY, ECHUCA, VIC

Prepared by Charles L King & Co First National



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 ALAMBREE WAY, ECHUCA, VIC

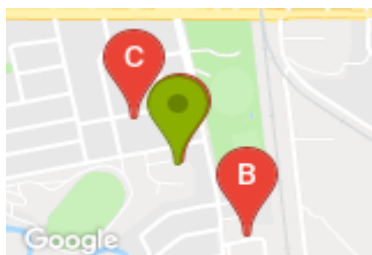
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Indicative Selling Price

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

Price Range: **\$430,000 to \$440,000**

MEDIAN SALE PRICE



ECHUCA, VIC, 3564

Suburb Median Sale Price (House)

\$354,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



6 ALAMBREE WAY, ECHUCA, VIC 3564

3 2 2

Sale Price

***\$441,000**

Sale Date: 23/06/2018

Distance from Property: 11m



7 GENEVIEVE AVE, ECHUCA, VIC 3564

3 2 2

Sale Price

***\$375,000**

Sale Date: 18/06/2018

Distance from Property: 344m



17 MINOR ST, ECHUCA, VIC 3564

3 2 3

Sale Price

\$427,500

Sale Date: 08/02/2018

Distance from Property: 227m



This report has been compiled on 03/07/2018 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 in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 ALAMBEE WAY, ECHUCA, VIC

Indicative selling price

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

Price Range:

\$430,000 to \$440,000

Median sale price

Median price

\$354,000

House

X

Unit


Suburb

ECHUCA

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 ALAMBEE WAY, ECHUCA, VIC 3564	*\$441,000	23/06/2018
7 GENEVIEVE AVE, ECHUCA, VIC 3564	*\$375,000	18/06/2018
17 MINOR ST, ECHUCA, VIC 3564	\$427,500	08/02/2018