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REAL ESTATE

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Statement of Information

9 JOHN CLOSE, ECHUCA, VIC 3564

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 JOHN CLOSE, ECHUCA, VIC 3564

 3  2  2

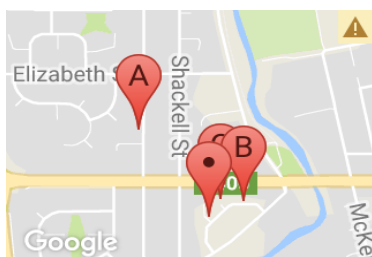
Indicative Selling Price

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

Price Range: \$340,000 to \$348,000

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

MEDIAN SALE PRICE



ECHUCA, VIC, 3564

Suburb Median Sale Price (House)

\$340,000

01 April 2017 to 31 March 2018

Provided by: 

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.



75 CROSSEN ST, ECHUCA, VIC 3564

 3  2  2

Sale Price

***\$345,000**

Sale Date: 03/03/2018

Distance from Property: 395m



15 MURPHY WAY, ECHUCA, VIC 3564

 3  2  4

Sale Price

\$350,000

Sale Date: 02/12/2017

Distance from Property: 129m



3 PATRICK PL, ECHUCA, VIC 3564

 3  2  2

Sale Price

\$400,000

Sale Date: 01/11/2017

Distance from Property: 72m



This report has been compiled on 05/06/2018 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

9 JOHN CLOSE, ECHUCA, VIC 3564

Indicative selling price

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

Price Range:

\$340,000 to \$348,000

Median sale price

Median price

\$340,000

House

X

Unit


Suburb

ECHUCA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within 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 |
|---------------------------------|------------|--------------|
| 75 CROSSEN ST, ECHUCA, VIC 3564 | *\$345,000 | 03/03/2018 |
| 15 MURPHY WAY, ECHUCA, VIC 3564 | \$350,000 | 02/12/2017 |
| 3 PATRICK PL, ECHUCA, VIC 3564 | \$400,000 | 01/11/2017 |