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# Statement of Information

70 SHACKELL STREET, ECHUCA, VIC

Prepared by Liam Russell, Charles L King & Co First National

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**70 SHACKELL STREET, ECHUCA, VIC**

 **3**  **-**  **-**

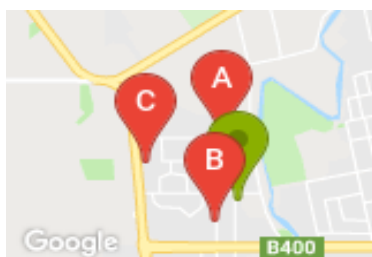
**Indicative Selling Price**

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

**Price Range: \$305,000 to \$325,000**

Provided by: Liam Russell, Charles L King & Co First National

## MEDIAN SALE PRICE



**ECHUCA, VIC, 3564**

**Suburb Median Sale Price (House)**

**\$359,000**

01 July 2017 to 30 June 2018

Provided by: 

## 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.



**19 BUTCHER ST, ECHUCA, VIC 3564**

 **3**  **1**  **1**

**Sale Price**

**\$322,000**

Sale Date: 21/04/2018

Distance from Property: 448m



**75 CROSSEN ST, ECHUCA, VIC 3564**

 **3**  **2**  **2**

**Sale Price**

**\$345,000**

Sale Date: 07/03/2018

Distance from Property: 216m



**6 ROB ROY CRT, ECHUCA, VIC 3564**

 **3**  **1**  **4**

**Sale Price**

**\$342,000**

Sale Date: 12/01/2018

Distance from Property: 676m



This report has been compiled on 23/07/2018 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

70 SHACKELL STREET, ECHUCA, VIC

Indicative selling price

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

Price Range:

\$305,000 to \$325,000

Median sale price

Median price

\$359,000

House

X

Unit


Suburb

ECHUCA

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within 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
19 BUTCHER ST, ECHUCA, VIC 3564	\$322,000	21/04/2018
75 CROSSEN ST, ECHUCA, VIC 3564	\$345,000	07/03/2018
6 ROB ROY CRT, ECHUCA, VIC 3564	\$342,000	12/01/2018