

Statement of Information

3 WESTIN PLACE, ECHUCA, VIC 3564

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

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 WESTIN PLACE, ECHUCA, VIC 3564







Indicative Selling Price

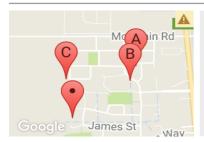
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$420,000 to \$450,000

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

MEDIAN SALE PRICE



ECHUCA, VIC, 3564

Suburb Median Sale Price (House)

\$330,000

01 January 2017 to 31 December 2017

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.



24 LYNCH DR, ECHUCA, VIC 3564







Sale Price

*\$475,000

Sale Date: 29/11/2017

Distance from Property: 569m





23 JAMIESON DR, ECHUCA, VIC 3564







Sale Price

*\$477,500

Sale Date: 15/12/2017

Distance from Property: 471m





68 WEARNE RD, ECHUCA, VIC 3564





Sale Price

\$427,000

Sale Date: 26/10/2017

Distance from Property: 287m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

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

Price Range: \$420,000 to \$450,000

Median sale price

Median price	\$330,000	House	,	Unit	Suburb	ECHUCA
Period	01 January 2017 to 31 2017	December		Source	F	oricefinder

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
24 LYNCH DR, ECHUCA, VIC 3564	*\$475,000	29/11/2017
23 JAMIESON DR, ECHUCA, VIC 3564	*\$477,500	15/12/2017
68 WEARNE RD, ECHUCA, VIC 3564	\$427,000	26/10/2017