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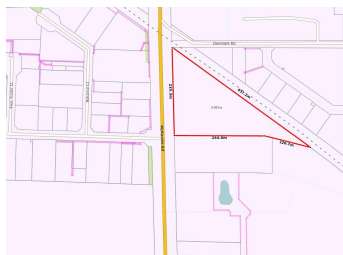
Statement of Information

27 MCKENZIE ROAD, ECHUCA, VIC 3564

Prepared by Charles L King & Co First National

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 MCKENZIE ROAD, ECHUCA, VIC 3564

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Indicative Selling Price

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

Price Range: \$575,000 to \$600,000

MEDIAN SALE PRICE



ECHUCA, VIC, 3564

Suburb Median Sale Price (House)

\$329,156

01 April 2016 to 31 March 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.



52 DENMARK RD, ECHUCA, VIC 3564

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Sale Price

\$501,000

Sale Date: 19/10/2016

Distance from Property: 980m



59 CORNELIA CREEK RD, ECHUCA, VIC 3564

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Sale Price

\$575,000

Sale Date: 18/07/2016

Distance from Property: 401m



3 DESPATCH ST, ECHUCA, VIC 3564

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Sale Price

\$324,500

Sale Date: 17/06/2016

Distance from Property: 219m



This report has been compiled on 30/06/2017 by Charles L King & Co First National. Property Data Solutions Pty Ltd 2017 - 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

27 MCKENZIE ROAD, ECHUCA, VIC 3564

Indicative selling price

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

Price Range:

\$575,000 to \$600,000

Median sale price

Median price

\$329,156

House

X

Unit

Suburb

ECHUCA

Period

01 April 2016 to 31 March 2017

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
52 DENMARK RD, ECHUCA, VIC 3564	\$501,000	19/10/2016
59 CORNELIA CREEK RD, ECHUCA, VIC 3564	\$575,000	18/07/2016
3 DESPATCH ST, ECHUCA, VIC 3564	\$324,500	17/06/2016