

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 Chelsworth Drive Echuca VIC 3564

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$798,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

House

Suburb

Echuca

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

6 Fawkner Court Echuca VIC 3564	-	20-Jan-20
109 Fehring Lane Echuca VIC 3564	\$680,000	12-Sep-18
11 Bateman Drive Echuca VIC 3564	\$650,000	27-Apr-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 March 2020

	6 Fawkner Court Echuca VIC 3564	Sold Price	^{RS} - Sold Date 20-Jan-20
 4  2  6	Distance 0.65km		
	109 Fehring Lane Echuca VIC 3564	Sold Price	\$680,000 Sold Date 12-Sep-18
 4  2  2	Distance 0.45km		
	11 Bateman Drive Echuca VIC 3564	Sold Price	\$650,000 Sold Date 27-Apr-19
 4  2  4	Distance 0.53km		

RS = Recent sale

UN = Undisclosed Sale

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