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# Statement of Information

11 RUTLEY CRESCENT, ECHUCA, VIC 3564

Prepared by Rowena Ash, Charles L King & Co First National

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 11 RUTLEY CRESCENT, ECHUCA, VIC

 3  1  1

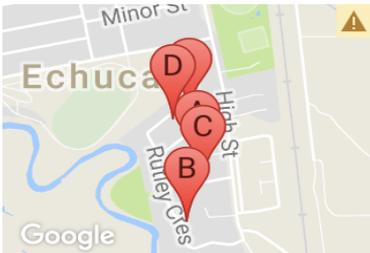
#### Indicative Selling Price

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

Price Range: **\$320,000 to \$330,000**

Provided by: Rowena Ash, 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: 

## 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.



### 11 EVANS CRT, ECHUCA, VIC 3564

 3  2  2

Sale Price

**\*\$345,000**

Sale Date: 01/11/2017

Distance from Property: 193m



### 51 RUTLEY CRES, ECHUCA, VIC 3564

 3  2  2

Sale Price

**\*\$391,000**

Sale Date: 21/10/2017

Distance from Property: 402m



### 6 HORNE ST, ECHUCA, VIC 3564

 3  2  2

Sale Price

**\$320,000**

Sale Date: 20/09/2017

Distance from Property: 250m



This report has been compiled on 08/03/2018 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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## 17 RUTLEY CRES, ECHUCA, VIC 3564

 4  2  4

Sale Price

**\$335,000**

Sale Date: 09/03/2017

Distance from Property: 62m



## 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

11 RUTLEY CRESCENT, ECHUCA, VIC 3564

### Indicative selling price

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

Price Range: \$320,000 to \$330,000

### Median sale price

Median price \$330,000

House

Unit

Suburb ECHUCA

Period 01 January 2017 to 31 December 2017

Source

 pricfinder

### 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
11 EVANS CRT, ECHUCA, VIC 3564	*\$345,000	01/11/2017
51 RUTLEY CRES, ECHUCA, VIC 3564	*\$391,000	21/10/2017
6 HORNE ST, ECHUCA, VIC 3564	\$320,000	20/09/2017
17 RUTLEY CRES, ECHUCA, VIC 3564	\$335,000	09/03/2017