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Statement of Information

188 SCOTT ROAD, ECHUCA VILLAGE, VIC 3564

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



188 SCOTT ROAD, ECHUCA VILLAGE, VIC  3  2  2

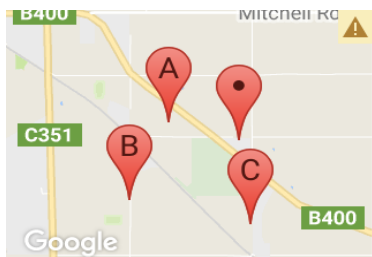
Indicative Selling Price

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

Single Price: \$480,000

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

MEDIAN SALE PRICE



ECHUCA VILLAGE, VIC, 3564

Suburb Median Sale Price (House)

\$383,000

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.



28 VILLAGE CRT, ECHUCA, VIC 3564

 3  2  2

Sale Price

\$440,000

Sale Date: 15/07/2017

Distance from Property: 975m



410 MARY ANN RD, ECHUCA, VIC 3564

 4  2  2

Sale Price

***\$540,000**

Sale Date: 01/02/2018

Distance from Property: 1.7km



560 LADY AUGUSTA RD, ECHUCA, VIC 3564

 4  2  2

Sale Price

\$490,000

Sale Date: 25/08/2017

Distance from Property: 1.3km



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

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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

188 SCOTT ROAD, ECHUCA VILLAGE, VIC 3564

Indicative selling price

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

Single Price:

\$480,000

Median sale price

Median price

\$383,000

House

X

Unit

Suburb

ECHUCA VILLAGE

Period

01 January 2017 to 31 December 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
28 VILLAGE CRT, ECHUCA, VIC 3564	\$440,000	15/07/2017
410 MARY ANN RD, ECHUCA, VIC 3564	*\$540,000	01/02/2018
560 LADY AUGUSTA RD, ECHUCA, VIC 3564	\$490,000	25/08/2017