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Statement of Information

4 LACHLAN 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



4 LACHLAN CRESCENT, ECHUCA, VIC

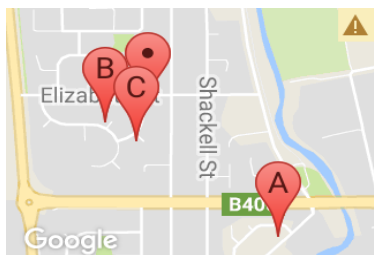
2 bedrooms, 1 bathroom, 1 car space

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: 300,000 to 320,000**

Provided by: Rowena Ash, Charles L King & Co First National

MEDIAN SALE PRICE



ECHUCA, VIC, 3564

Suburb Median Sale Price (Unit)

\$300,000

01 October 2016 to 30 September 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.



39 CAMPASPE ESP, ECHUCA, VIC 3564

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$282,000

Sale Date: 11/05/2017

Distance from Property: 642m



1 CLYDE CRT, ECHUCA, VIC 3564

3 bedrooms, 1 bathroom, 2 car spaces

Sale Price

\$305,000

Sale Date: 09/06/2017

Distance from Property: 153m



8 COLONEL CRT, ECHUCA, VIC 3564

3 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

\$320,000

Sale Date: 08/07/2017

Distance from Property: 127m



This report has been compiled on 14/11/2017 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

4 LACHLAN CRESCENT, ECHUCA, VIC 3564

Indicative selling price

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

Price Range:

300,000 to 320,000

Median sale price

Median price

\$300,000

House

Unit

X

Suburb

ECHUCA

Period

01 October 2016 to 30 September 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
39 CAMPASPE ESP, ECHUCA, VIC 3564	\$282,000	11/05/2017
1 CLYDE CRT, ECHUCA, VIC 3564	\$305,000	09/06/2017
8 COLONEL CRT, ECHUCA, VIC 3564	\$320,000	08/07/2017