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REAL ESTATE

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Statement of Information

760 SIMMIE ROAD, ECHUCA, VIC 3564

Prepared by Liam Russell, Charles L King & Co First National

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



760 SIMMIE ROAD, ECHUCA, VIC 3564

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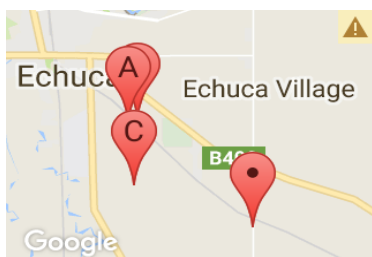
Indicative Selling Price

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

Price Range: \$565,000 to \$615,000

Provided by: Liam Russell, Charles L King & Co First National

MEDIAN SALE PRICE



ECHUCA, VIC, 3564

Suburb Median Sale Price (House)

\$330,000

01 July 2016 to 30 June 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.



316 MARY ANN RD, ECHUCA, VIC 3564

 4
  2
  4

Sale Price

\$650,000

Sale Date: 03/02/2016

Distance from Property: 4.5km



60 SCOTT RD, ECHUCA, VIC 3564

 5
  2
  4

Sale Price

\$670,000

Sale Date: 19/09/2016

Distance from Property: 4.4km



503 MARY ANN RD, ECHUCA, VIC 3564

 5
  2
  5

Sale Price

\$625,000

Sale Date: 12/08/2016

Distance from Property: 3.4km



This report has been compiled on 05/09/2017 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

760 SIMMIE ROAD, ECHUCA, VIC 3564

Indicative selling price

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

Price Range:

\$565,000 to \$615,000

Median sale price

Median price

\$330,000

House

Unit

Suburb

ECHUCA

Period

01 July 2016 to 30 June 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
316 MARY ANN RD, ECHUCA, VIC 3564	\$650,000	03/02/2016
60 SCOTT RD, ECHUCA, VIC 3564	\$670,000	19/09/2016
503 MARY ANN RD, ECHUCA, VIC 3564	\$625,000	12/08/2016