



**first
national**
REAL ESTATE

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Statement of Information

11 SUNSET AVENUE, ECHUCA, VIC 3564

Prepared by Charles L King & Co First National

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 SUNSET AVENUE, ECHUCA, VIC 3564

 4  2  2

Indicative Selling Price

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

Price Range: \$400,000 to \$425,000

MEDIAN SALE PRICE



ECHUCA, VIC, 3564

Suburb Median Sale Price (House)

\$330,000

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.



44 PARK AVE, ECHUCA, VIC 3564

 4  2  2

Sale Price

\$426,000

Sale Date: 03/04/2017

Distance from Property: 264m



33 JAMIESON DR, ECHUCA, VIC 3564

 4  2  2

Sale Price

\$415,000

Sale Date: 28/03/2017

Distance from Property: 208m



24 MCLACHLAN RD, ECHUCA, VIC 3564

 4  2  2

Sale Price

\$418,000

Sale Date: 23/08/2016

Distance from Property: 429m



This report has been compiled on 08/12/2017 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

11 SUNSET AVENUE, ECHUCA, VIC 3564

Indicative selling price

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Price Range:

\$400,000 to \$425,000

Median sale price

Median price

\$330,000

House

X

Unit

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
44 PARK AVE, ECHUCA, VIC 3564	\$426,000	03/04/2017
33 JAMIESON DR, ECHUCA, VIC 3564	\$415,000	28/03/2017
24 MCLACHLAN RD, ECHUCA, VIC 3564	\$418,000	23/08/2016