



**first  
national**  
REAL ESTATE

**We put you first**

# Statement of Information

85-103 NORTHERN HIGHWAY, ECHUCA, VIC 3564

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



**first  
national**  
REAL ESTATE

Charles L. King & Co

172 Hare Street, Echuca

Phone 03 54 822111

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**85-103 NORTHERN HIGHWAY, ECHUCA,**

4 2 2

**Indicative Selling Price**

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

**Price Range: \$430,000 to \$450,000**

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

## MEDIAN SALE PRICE



**ECHUCA, VIC, 3564**

**Suburb Median Sale Price (Vacant Land)**

**\$151,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## 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.



**54 MCSWAIN RD, ECHUCA, VIC 3564**

4 2 3

**Sale Price**

**\*\$422,000**

Sale Date: 17/11/2017

Distance from Property: 414m



**68 WEARNE RD, ECHUCA, VIC 3564**

4 2 2

**Sale Price**

**\*\$427,000**

Sale Date: 27/10/2017

Distance from Property: 318m



**6 COCHRANE ST, ECHUCA, VIC 3564**

3 2 2

**Sale Price**

**\$425,000**

Sale Date: 04/10/2017

Distance from Property: 563m



This report has been compiled on 19/12/2017 by Charles L King & Co First National. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

85-103 NORTHERN HIGHWAY, 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:

\$430,000 to \$450,000

Median sale price

Median price

\$151,000

House

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
54 MCSWAIN RD, ECHUCA, VIC 3564	*\$422,000	17/11/2017
68 WEARNE RD, ECHUCA, VIC 3564	*\$427,000	27/10/2017
6 COCHRANE ST, ECHUCA, VIC 3564	\$425,000	04/10/2017