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Statement of Information

8 AMY PLACE, ECHUCA, VIC 3564

Prepared by Charles L King & Co First National

first national REAL ESTATE | Charles L. King & Co

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

8 AMY PLACE, ECHUCA, VIC 3564

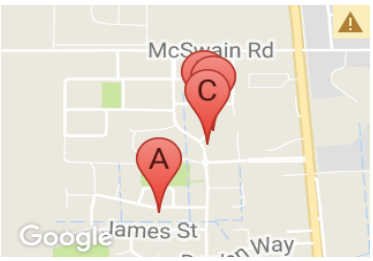
4 2 1

Indicative Selling Price

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

Price Range: **$374,000 to $413,000**

MEDIAN SALE PRICE



ECHUCA, VIC, 3564

Suburb Median Sale Price (House)

$339,000

01 April 2017 to 31 March 2018

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.

11 SUNSET AVE, ECHUCA, VIC 3564

4 2 2

Sale Price

***$415,000**

Sale Date: 11/05/2018

Distance from Property: 352m A

3 AMY PL, ECHUCA, VIC 3564

4 2 2

Sale Price

****$395,000**

Sale Date: 09/04/2018

Distance from Property: 38m B

2 AMY PL, ECHUCA, VIC 3564

3 1 2

Sale Price

***$370,000**

Sale Date: 19/03/2018

Distance from Property: 53m C

This report has been compiled on 24/05/2018 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	8 AMY PLACE, ECHUCA, VIC 3564

Indicative selling price

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

Price Range:	$374,000 to $413,000

Median sale price

Median price	$339,000	House	X	Unit		Suburb	ECHUCA
Period	01 April 2017 to 31 March 2018	Source	pricefinder				

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
11 SUNSET AVE, ECHUCA, VIC 3564	*$415,000	11/05/2018
3 AMY PL, ECHUCA, VIC 3564	**$395,000	09/04/2018
2 AMY PL, ECHUCA, VIC 3564	*$370,000	19/03/2018