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# Statement of Information

26 SIMMIE STREET, ECHUCA, VIC 3564

Prepared by Charles L King & Co First National

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**26 SIMMIE STREET, ECHUCA, VIC 3564**

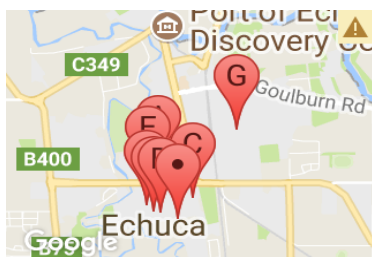
 2  1  2

**Indicative Selling Price**

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

**Price Range: \$210,000 to \$230,000**

## 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.



**1 GARDEN CRES, ECHUCA, VIC 3564**

 3  1  -

**Sale Price**

**\*\$240,000**

Sale Date: 03/10/2017

Distance from Property: 748m



**28 MCKENZIE ST, ECHUCA, VIC 3564**

 3  1  1

**Sale Price**

**Price Withheld**

Sale Date: 28/09/2017

Distance from Property: 467m



**7 PINE ST, ECHUCA, VIC 3564**

 3  1  1

**Sale Price**

**\*\$242,000**

Sale Date: 19/07/2017

Distance from Property: 359m



This report has been compiled on 26/10/2017 by Charles L King & Co First National. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**11 CIVIC AVE, ECHUCA, VIC 3564**

3 1 2

Sale Price

**\$273,000**

Sale Date: 24/06/2017

Distance from Property: 248m

**260 OGILVIE AVE, ECHUCA, VIC 3564**

3 1 2

Sale Price

**\*\$217,000**

Sale Date: 16/06/2017

Distance from Property: 679m

**22 CIVIC AVE, ECHUCA, VIC 3564**

3 1 1

Sale Price

**\$230,000**

Sale Date: 15/06/2017

Distance from Property: 341m

**75 HOVELL ST, ECHUCA, VIC 3564**

4 1 1

Sale Price

**\*\$210,000**

Sale Date: 13/10/2017

Distance from Property: 1.5km



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

26 SIMMIE STREET, 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:

\$210,000 to \$230,000

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
1 GARDEN CRES, ECHUCA, VIC 3564	*\$240,000	03/10/2017
28 MCKENZIE ST, ECHUCA, VIC 3564	Price Withheld	28/09/2017
7 PINE ST, ECHUCA, VIC 3564	*\$242,000	19/07/2017
11 CIVIC AVE, ECHUCA, VIC 3564	\$273,000	24/06/2017

260 OGILVIE AVE, ECHUCA, VIC 3564	*\$217,000	16/06/2017
22 CIVIC AVE, ECHUCA, VIC 3564	\$230,000	15/06/2017
75 HOVELL ST, ECHUCA, VIC 3564	*\$210,000	13/10/2017