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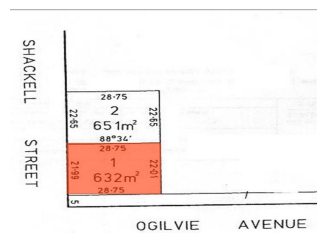
Statement of Information

42 SHACKELL STREET, ECHUCA, VIC 3564

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 SHACKELL STREET, ECHUCA, VIC 3564 - - -

Indicative Selling Price

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

Price Range: \$138,000 to \$150,000

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 January 2017 to 31 December 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.



5 EVA CRT, ECHUCA, VIC 3564

- - -

Sale Price

\$179,000

Sale Date: 01/05/2017

Distance from Property: 615m



49 WILKINSON DR, ECHUCA, VIC 3564

- - -

Sale Price

\$155,000

Sale Date: 10/11/2017

Distance from Property: 1.1km



24 LINCOLN CRES, ECHUCA, VIC 3564

4 2 2

Sale Price

\$151,000

Sale Date: 09/10/2017

Distance from Property: 994m



This report has been compiled on 01/03/2018 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

42 SHACKELL STREET, ECHUCA, VIC 3564

Indicative selling price

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

Price Range:

\$138,000 to \$150,000

Median sale price

Median price

\$151,000

House

Unit

Suburb

ECHUCA

Period

01 January 2017 to 31 December 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
5 EVA CRT, ECHUCA, VIC 3564	\$179,000	01/05/2017
49 WILKINSON DR, ECHUCA, VIC 3564	\$155,000	10/11/2017
24 LINCOLN CRES, ECHUCA, VIC 3564	\$151,000	09/10/2017