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Statement of Information

180 SCOTT ROAD, ECHUCA VILLAGE, VIC 3564

Prepared by Troy O'Brien, Charles L King & Co First National



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



180 SCOTT ROAD, ECHUCA VILLAGE, VIC  3  2  2

Indicative Selling Price

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

Single Price: **\$600,000**

Provided by: Sharon Henson, Charles L King & Co First National

MEDIAN SALE PRICE



ECHUCA VILLAGE, VIC, 3564

Suburb Median Sale Price (House)

\$314,500

01 January 2017 to 31 December 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.



426 LADY AUGUSTA RD, ECHUCA VILLAGE,

 4  3  4

Sale Price

\$672,000

Sale Date: 05/11/2010

Distance from Property: 284m



560 LADY AUGUSTA RD, ECHUCA, VIC 3564

 4  2  2

Sale Price

\$490,000

Sale Date: 25/08/2017

Distance from Property: 1.3km



15 CASH CRT, ECHUCA, VIC 3564

 5  2  2

Sale Price

\$580,000

Sale Date: 25/10/2016

Distance from Property: 709m



This report has been compiled on 07/02/2018 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

180 SCOTT ROAD, ECHUCA VILLAGE, VIC 3564

Indicative selling price

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

Single Price:

\$600,000

Median sale price

Median price

\$314,500

House

X

Unit


Suburb

ECHUCA VILLAGE

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
426 LADY AUGUSTA RD, ECHUCA VILLAGE, VIC 3564	\$672,000	05/11/2010
560 LADY AUGUSTA RD, ECHUCA, VIC 3564	\$490,000	25/08/2017
15 CASH CRT, ECHUCA, VIC 3564	\$580,000	25/10/2016