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Statement of Information

15 LACHLAN CRESCENT, ECHUCA, VIC 3564

Prepared by Charles L King & Co First National



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 LACHLAN CRESCENT, ECHUCA, VIC

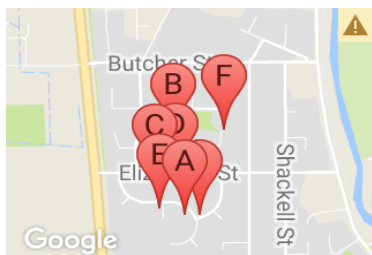
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Indicative Selling Price

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

Price Range: \$377,000 to \$417,000

MEDIAN SALE PRICE



ECHUCA, VIC, 3564

Suburb Median Sale Price (House)

\$330,000

01 July 2016 to 30 June 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.



23 ADELAIDE CRES, ECHUCA, VIC 3564

3 2 4

Sale Price

***\$330,000**

Sale Date: 11/08/2017

Distance from Property: 53m



11 PEVENSEY PL, ECHUCA, VIC 3564

3 2 2

Sale Price

\$390,000

Sale Date: 01/03/2017

Distance from Property: 295m



57 ELIZABETH ST, ECHUCA, VIC 3564

3 2 2

Sale Price

\$395,000

Sale Date: 07/02/2017

Distance from Property: 200m



This report has been compiled on 19/09/2017 by Charles L King & Co First National. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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**53 ELIZABETH ST, ECHUCA, VIC 3564**

3 2 4

Sale Price

\$410,000

Sale Date: 23/04/2016

Distance from Property: 156m

**15 ADELAIDE CRES, ECHUCA, VIC 3564**

4 2 3

Sale Price

\$405,000

Sale Date: 22/02/2017

Distance from Property: 139m

**8 ADA CRT, ECHUCA, VIC 3564**

4 3 2

Sale Price

\$450,000

Sale Date: 25/11/2016

Distance from Property: 322m



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

15 LACHLAN CRESCENT, ECHUCA, VIC 3564

Indicative selling price

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

Price Range:

\$377,000 to \$417,000

Median sale price

Median price

\$330,000

House

X

Unit


Suburb

ECHUCA

Period

01 July 2016 to 30 June 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
23 ADELAIDE CRES, ECHUCA, VIC 3564	*\$330,000	11/08/2017
11 PEVENSEY PL, ECHUCA, VIC 3564	\$390,000	01/03/2017
57 ELIZABETH ST, ECHUCA, VIC 3564	\$395,000	07/02/2017
53 ELIZABETH ST, ECHUCA, VIC 3564	\$410,000	23/04/2016

15 ADELAIDE CRES, ECHUCA, VIC 3564	\$405,000	22/02/2017
8 ADA CRT, ECHUCA, VIC 3564	\$450,000	25/11/2016