

# Statement of Information

3 PARK AVENUE, ECHUCA, VIC 3564

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### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 3 PARK AVENUE, ECHUCA, VIC 3564







**Indicative Selling Price** 

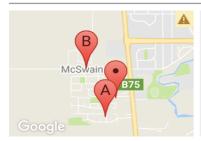
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$420,000 to \$430,000

Provided by: Rowena Ash, Charles L King & Co First National

#### **MEDIAN SALE PRICE**



# ECHUCA, VIC, 3564

**Suburb Median Sale Price (House)** 

\$325,000

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.



# 55 JAMIESON DR, ECHUCA, VIC 3564







Sale Price

\*\$495,000

Sale Date: 29/03/2018

Distance from Property: 313m





#### 54 MCSWAIN RD, ECHUCA, VIC 3564







Sale Price

\$420,000

Sale Date: 19/01/2018

Distance from Property: 594m





58 MCSWAIN RD, ECHUCA, VIC 3564







Sale Price

\*\$420,000

Sale Date: 19/01/2018

Distance from Property: 594m



# 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	3 PARK AVENUE, ECHUCA, VIC 3564
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# Indicative selling price

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

Price Range: \$420,000 to \$430,000

### Median sale price

Median price	\$325,000	House	Χ	Unit	Suburb	ECHUCA
Period	01 April 2017 to 31 March 2018		Source		ricefinder	

#### 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
55 JAMIESON DR, ECHUCA, VIC 3564	*\$495,000	29/03/2018
54 MCSWAIN RD, ECHUCA, VIC 3564	\$420,000	19/01/2018
58 MCSWAIN RD, ECHUCA, VIC 3564	*\$420,000	19/01/2018