

# Statement of Information

2/10 MINOR STREET, ECHUCA, VIC 3564

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# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 2/10 MINOR STREET, ECHUCA, VIC 3564 🕮 3 🕒 1 😓 2







**Indicative Selling Price** 

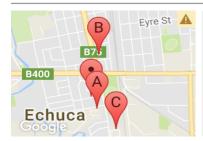
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$360,000 to \$396,000

Provided by: Liam Russell, Charles L King & Co First National

### **MEDIAN SALE PRICE**



# ECHUCA, VIC, 3564

**Suburb Median Sale Price (House)** 

\$332,500

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.



# 3 ALAMBEE WAY, ECHUCA, VIC 3564







Sale Price

**\*\$0** 

Sale Date: 05/07/2017

Distance from Property: 192m





#### 3/25 HARE ST, ECHUCA, VIC 3564







Sale Price

\*\$350,000

Sale Date: 26/07/2017

Distance from Property: 623m





# 9 GENEVIEVE AVE, ECHUCA, VIC 3564







**Sale Price** 

\$325,000

Sale Date: 09/05/2017

Distance from Property: 582m



# 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	2/10 MINOR STREET, ECHUCA, VIC 3564
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#### Indicative selling price

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

Price Range: \$360,000 to \$396,000

#### Median sale price

Median price	\$332,500	House	Unit 🔀	Suburb	ECHUCA	
Period	01 July 2016 to 30 June 2017		Source	p	pricefinder	

# 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
3 ALAMBEE WAY, ECHUCA, VIC 3564	*\$0	05/07/2017
3/25 HARE ST, ECHUCA, VIC 3564	*\$350,000	26/07/2017
9 GENEVIEVE AVE, ECHUCA, VIC 3564	\$325,000	09/05/2017

