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# Statement of Information

8 OSCAR PLACE, ECHUCA, VIC 3564

Prepared by Sharon Henson, Charles L King & Co First National

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 OSCAR PLACE, ECHUCA, VIC 3564**

 4  1  1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$430,000**

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

## MEDIAN SALE PRICE



**ECHUCA, VIC, 3564**

Suburb Median Sale Price (House)

**\$330,000**

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.



**5 THE ELMS, ECHUCA, VIC 3564**

 4  2  2

Sale Price

**\*\$442,500**

Sale Date: 21/12/2017

Distance from Property: 2.2km



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

 4  2  3

Sale Price

**\$405,000**

Sale Date: 22/02/2017

Distance from Property: 462m



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

 4  3  2

Sale Price

**\$450,000**

Sale Date: 25/11/2016

Distance from Property: 265m



This report has been compiled on 16/01/2018 by Charles L King & Co First National. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

8 OSCAR PLACE, ECHUCA, VIC 3564

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$430,000

### Median sale price

Median price

\$330,000

House

Unit

Suburb

ECHUCA

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### 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 THE ELMS, ECHUCA, VIC 3564	*\$442,500	21/12/2017
15 ADELAIDE CRES, ECHUCA, VIC 3564	\$405,000	22/02/2017
8 ADA CRT, ECHUCA, VIC 3564	\$450,000	25/11/2016