

Statement of Information

8 OSCAR PLACE, ECHUCA, VIC 3564

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 OSCAR PLACE, ECHUCA, VIC 3564







Indicative Selling Price

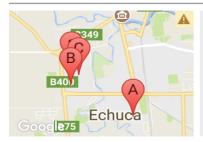
For the meaning of this price see consumer.vic.au/underquoting

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: **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.



5 THE ELMS, ECHUCA, VIC 3564







Sale Price

*\$442,500

Sale Date: 21/12/2017

Distance from Property: 2.2km





15 ADELAIDE CRES, ECHUCA, VIC 3564







Sale Price

\$405,000

Sale Date: 22/02/2017

Distance from Property: 462m





8 ADA CRT, ECHUCA, VIC 3564







Sale Price

\$450.000

Sale Date: 25/11/2016

Distance from Property: 265m



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
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Indicative selling price

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

Single Price:	\$430,000		

Median sale price

Median price	\$330,000	House	X	Unit	Suburb	ECHUCA
Period	Period 01 January 2017 to 31 December 2017		Source	p	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
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