STATEMENT OF INFORMATION

114 GOULBURN ROAD, ECHUCA, VIC 3564

PREPARED BY LJ HOOKER ECHUCA/MOAMA, 1/249 ANSTRUTHER STREET ECHUCA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



114 GOULBURN ROAD, ECHUCA, VIC 3564

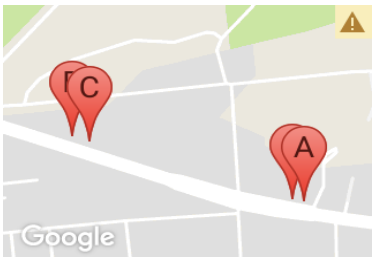
3 | 1 | -

Indicative Selling Price

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

Price Range: **260,000 to 270,000**

MEDIAN SALE PRICE



ECHUCA, VIC, 3564

Suburb Median Sale Price (House)

$335,000

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.



112 GOULBURN RD, ECHUCA, VIC 3564

3 | 1 | 5

Sale Price

$265,000

Sale Date: 13/06/2017

Distance from Property: 20m (A)



154 GOULBURN RD, ECHUCA, VIC 3564

3 | 1 | 2

Sale Price

$330,000

Sale Date: 01/05/2017

Distance from Property: 384m (B)



152 GOULBURN RD, ECHUCA, VIC 3564

2 | 2 | 2

Sale Price

$315,000

Sale Date: 04/12/2017

Distance from Property: 355m (C)

This report has been compiled on 19/04/2018 by LJ Hooker Echuca/Moama. Property Data Solutions Pty Ltd 2018 - 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	114 GOULBURN ROAD, ECHUCA, VIC 3564

Indicative selling price

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

Price Range:	260,000 to 270,000

Median sale price

Median price	$335,000	House	X	Unit	
Suburb	ECHUCA				
Period	01 April 2017 to 31 March 2018	Source	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
112 GOULBURN RD, ECHUCA, VIC 3564	$265,000	13/06/2017
154 GOULBURN RD, ECHUCA, VIC 3564	$330,000	01/05/2017
152 GOULBURN RD, ECHUCA, VIC 3564	$315,000	04/12/2017