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# Statement of Information

669 WHARPARILLA ROAD, ECHUCA WEST, VIC 3564

Prepared by Rowena Ash, Charles L King & Co First National

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**669 WHARPARILLA ROAD, ECHUCA**

 4  2  2

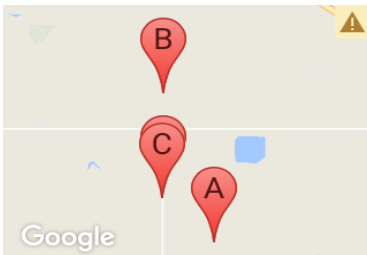
**Indicative Selling Price**

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

**Price Range: \$350,000 to \$385,000**

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

## MEDIAN SALE PRICE



**ECHUCA WEST, VIC, 3564**

Suburb Median Sale Price (House)

**\$360,000**

01 July 2016 to 30 June 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.



**785 CANTWELL RD, ECHUCA WEST, VIC 3564**

 3  2  1

Sale Price

**\$360,000**

Sale Date: 09/02/2017

Distance from Property: 2km



**381 WHARPARILLA RD, WHARPARILLA, VIC**

 3  1  4

Sale Price

**\$355,000**

Sale Date: 25/11/2016

Distance from Property: 2.9km



**692 WHARPARILLA RD, BAMAWM**

 4  2  4

Sale Price

**\$445,000**

Sale Date: 22/06/2015

Distance from Property: 216m



This report has been compiled on 11/08/2017 by Charles L King & Co First National. Property Data Solutions Pty Ltd 2017 - [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

669 WHARPARILLA ROAD, ECHUCA WEST, VIC 3564

### Indicative selling price

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

Price Range: \$350,000 to \$385,000

### Median sale price

Median price \$360,000

House

Unit

Suburb

ECHUCA WEST

Period 01 July 2016 to 30 June 2017

Source



### 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
785 CANTWELL RD, ECHUCA WEST, VIC 3564	\$360,000	09/02/2017
381 WHARPARILLA RD, WHARPARILLA, VIC 3564	\$355,000	25/11/2016
692 WHARPARILLA RD, BAMAWM EXTENSION, VIC 3564	\$445,000	22/06/2015