

# 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

4/89 Goulburn Road Echuca, 3564

## Indicative selling price

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

Range between \$280,000.00 & \$290,000.00

## Median sale price

Median price \$337,900.00 Property Type UNIT Suburb ECHUCA

Period - From 28-Jul-2020 to 28-Jul-2021 Source REA

## 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
1	3/33 Darling Street, Echuca	\$310,000.00	28-Oct-2020
2	2/135 Goulburn Road, Echuca	\$305,000.00	21-Dec-2020
3	2/140 Bowen Street, Echuca	\$277,500.00	23-Apr-2021

This statement of information was prepared on 18-Sep-2021 at 1:07:35 PM EST