

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	360 Mary Ann Road Echuca, 3564
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### Indicative selling price

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

Range between	\$890,000 & \$940,000
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### Median sale price

Median price	\$600,000	Property Type	HOUSE	Suburb	ECHUCA VIC 3564
Period - From	02-Oct-2023	to	30-Sep-2024	Source	Price Finder

### 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	421 Mary Ann Road, Echuca	\$980,000	02-May-2024
2	275 Mary Ann Road, Echuca	\$950,000	30-Sep-2024
3	42 Wallingford Court, Echuca	\$930,000	16-Nov-2023

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