

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	467 Stratton Road Echuca, 3564
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Indicative selling price

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

Range between	\$790,000.00 & \$820,000.00
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Median sale price

Median price	\$477,500.00	Property Type	HOUSE	Suburb	ECHUCA
Period - From	01-Feb-2022	to	06-Jun-2022	Source	Corelogic

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	26 Menzies Road Echuca	\$900,000.00	26-Jan-2022
2	280 Stratton Road Echuca	\$760,500.00	30-Oct-2021
3	8539 Northern Highway Echuca	\$830,000.00	14-Oct-2021

This statement of information was prepared on 08-Jul-2022 at 11:54:39 AM EST