

## 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	265 Murphy 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	\$680,000 & \$730,000
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### Median sale price

Median price	\$600,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	15-Nov-2024	to	04-Feb-2025	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	482 Day Road Tongala	\$850,000	06-Jun-2024
2	982 Murphy Road Koyuga	\$850,000	19-Sep-2024
3	1010 Odea Road Koyuga	\$650,000	04-Mar-2024

This statement of information was prepared on 05-Feb-2025 at 4:57:26 PM AEDT