

## 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	3/135 Goulburn 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).

Single price	\$490,000
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### Median sale price

Median price	\$382,000	Property Type	UNIT	Suburb	ECHUCA
Period - From	13-Nov-2023	to	22-May-2024	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	\$441,000	17-Mar-2023
2	6/144 Bowen Street Echuca	\$433,000	06-Mar-2024
3	1/89 Goulburn Road Echuca	\$495,000	22-Nov-2023

This statement of information was prepared on 14-Jun-2024 at 9:21:51 AM EST