

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Ikona Drive Echuca VIC 3564

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$648,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

House

Suburb

Echuca

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

| | | |
|-----------------------------------|-----------|-----------|
| 6 Fawkner Court Echuca VIC 3564 | \$775,000 | 20-Jan-20 |
| 4 Lawler Court Echuca VIC 3564 | \$685,000 | 15-May-20 |
| 192 Anderson Road Echuca VIC 3564 | \$631,000 | 31-Oct-19 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 July 2020

| | | | | |
|---|--|------------|------------------|----------------------------|
|  | 6 Fawkner Court Echuca VIC 3564 | Sold Price | \$775,000 | Sold Date 20-Jan-20 |
|  | | | | Distance 0.17km |
|  | 4 Lawler Court Echuca VIC 3564 | Sold Price | \$685,000 | Sold Date 15-May-20 |
|  | | | | Distance 0.21km |
|  | 192 Anderson Road Echuca VIC 3564 | Sold Price | \$631,000 | Sold Date 31-Oct-19 |
|  | | | | Distance 1.94km |

RS = Recent sale UN = Undisclosed Sale

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