

## 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	26 Eyre Street Echuca, 3564
---	-----------------------------

### Indicative selling price

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

Single price	\$470,000
--------------	-----------

### Median sale price

Median price	\$597,500	Property Type	HOUSE	Suburb	ECHUCA VIC 3564
--------------	-----------	---------------	-------	--------	-----------------

Period - From	02-Oct-2023	to	30-Sep-2024	Source	Pricefinder
---------------	-------------	----	-------------	--------	-------------

### 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	59 Leichardt Street Echuca VIC 3564	\$489,000	05-Feb-2024
2	96 Hovell Street Echuca VIC 3564	\$550,000	03-Oct-2024
3	27 Barry Street Echuca VIC 3564	\$525,000	28-Oct-2024

This statement of information was prepared on 02-Dec-2024 at 12:48:14 PM AEDT