

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	64 Mckenzie Street 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	\$400,000 & \$440,000
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### Median sale price

Median price	\$555,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	01-Jan-2023	to	16-Feb-2023	Source	Core Logic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	27 FREEMAN STREET ECHUCA VIC 3564	\$413,000	05-Oct-2022
2	57 MCKENZIE STREET ECHUCA VIC 3564	\$420,000	24-Mar-2022
3	282 OGILVIE AVENUE ECHUCA VIC 3564	\$410,000	28-Mar-2022

This statement of information was prepared on 01-Aug-2023 at 11:12:25 AM EST