

## 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	5 Illawarra Drive 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	\$535,000 & \$555,000
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### Median sale price

Median price	\$555,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	28-Feb-2023	to	01-Mar-2023	Source	Core Logic

### 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	7 Adelaide Crescent, Echuca, VIC 3564	\$560,000	17-Nov-2022
2	31 Adelaide Crescent, Echuca, VIC 3564	\$510,000	26-Apr-2022
3	33 Adelaide Crescent, Echuca, VIC 3564	\$520,000	04-Dec-2021

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