

## 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	72 Magnolia 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).

Single price	\$730,000
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### Median sale price

Median price	\$552,500	Property Type	HOUSE	Suburb	ECHUCA
Period - From	22-Oct-2024	to	05-Feb-2025	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	24 Maker Parade Echuca	\$720,000	02-May-2024
2	20 Maple Street Echuca	\$720,000	13-Feb-2025
3	17 Selwyn Street Echuca	\$715,000	18-Nov-2024

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