

## 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	17 Selwyn 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).

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

Median price	\$600,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	14-Feb-2024	to	25-Oct-2024	Source	REA

### 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 Gaze Ave Echuca	\$680,000	03-May-2023
2	49 Wilkinson Drive Echuca	\$737,500	11-May-2023
3	6 Selwyn Street Echuca	\$730,000	29-Jul-2024

This statement of information was prepared on 01-Nov-2024 at 10:06:54 AM AEDT