

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9 McIntosh Street Echuca, 3564
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$400,000 & \$420,000
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Median sale price

Median price	\$585,000	Property Type	HOUSE	Suburb	ECHUCA VIC 3564
Period - From	01-Jan-2022	to	31-Dec-2022	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	95 Bowen Street Echuca VIC 3564	\$460,000	03-Oct-2022
2	14 Bennett Court Echuca VIC 3564	\$431,000	17-Sep-2022
3	29 McIntosh Street Echuca VIC 3564	\$405,000	10-Aug-2022

This statement of information was prepared on 07-Apr-2023 at 8:43:51 AM EST