

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 RIVERINA PARADE ECHUCA VIC 3564

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$795,000

&

\$848,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,750

Property type

House

Suburb

Echuca

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

3 HEALEY COURT MOAMA NSW 2731	\$820,000	22-Dec-21
4 LOMOND COURT MOAMA NSW 2731	\$831,000	09-Dec-21
7 AVIEMORE COURT MOAMA NSW 2731	\$911,000	16-Feb-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 May 2022



3 HEALEY COURT MOAMA NSW 2731

 3  2  2

Sold Price **\$820,000** Sold Date **22-Dec-21**

Distance -



4 LOMOND COURT MOAMA NSW 2731

 4  2  2

Sold Price **\$831,000** Sold Date **09-Dec-21**

Distance -



7 AVIEMORE COURT MOAMA NSW 2731

 4  2  3

Sold Price **\$911,000** Sold Date **16-Feb-22**

Distance -



55 WEARNE ROAD ECHUCA VIC 3564

 4  2  3

Sold Price **\$728,000** Sold Date **23-Feb-22**

Distance -



3 COLWALL COURT ECHUCA VIC 3564

 4  2  2

Sold Price ^{RS} **\$810,000** ^{UN} Sold Date **13-Feb-22**

Distance -



1 COLWALL COURT ECHUCA VIC 3564

 4  2  3

Sold Price **\$795,000** Sold Date **21-Sep-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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3 JOANNE COURT ECHUCA VIC 3564

 4  2  3

Sold Price **\$703,000** Sold Date **26-Jun-21**

Distance **0.17km**



23 MCLACHLAN ROAD ECHUCA VIC 3564

 4  2  4

Sold Price ^{RS} **\$705,000** Sold Date **02-Mar-22**

Distance **-**



2 GRAYSON TERRACE ECHUCA VIC 3564

 3  2  2

Sold Price **\$780,000** Sold Date **13-Oct-21**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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