

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

93 KELSH ROAD 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

\$830,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

House

Suburb

Echuca

Period-from

01 Dec 2023

to

30 Nov 2024

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

1452 ECHUCA-NANNEELLA ROAD STRATHALLAN VIC 3622	\$875,000	16-Sep-24
275 MARY ANN ROAD ECHUCA VIC 3564	\$950,000	25-Sep-24
220 MARY ANN ROAD ECHUCA VIC 3564	\$960,000	27-Nov-23

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: 05 December 2024



**1452 ECHUCA-NANNEELLA ROAD
STRATHALLAN VIC 3622**

 4  2  8

Sold Price

^{RS} **\$875,000** ^{UN}

Sold Date **16-Sep-24**

Distance **4.71km**



**275 MARY ANN ROAD ECHUCA VIC
3564**

 4  2  6

Sold Price

\$950,000

Sold Date **25-Sep-24**

Distance **3.48km**



**220 MARY ANN ROAD ECHUCA
VIC 3564**

 4  2  4

Sold Price

\$960,000

Sold Date **27-Nov-23**

Distance **4.03km**

RS = Recent sale

UN = Undisclosed Sale

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