

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

57 Sutton Street Echuca, 3564

Indicative selling price

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

Range between \$520,000.00 & \$550,000.00

Median sale price

Median price \$429,000.00 Property Type HOUSE Suburb ECHUCA

Period - From 01-Feb-2021 to 21-Jun-2021 Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	21 Mitchell Street, Echuca	\$490,000.00	31-Mar-2021
2	28 Eyre Street, Echuca	\$542,000.00	16-Jan-2020
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 22-Jun-2021 at 11:26:03 AM EST