

# 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

13 Waratah Grove Echuca, 3564

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between \$450,000.00 & \$495,000.00

## Median sale price

Median price \$455,000.00 Property Type HOUSE Suburb ECHUCA VIC 3564

Period - From 01-Oct-2020 to 30-Sep-2021 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	7 Pine Street Echuca VIC 3564	\$459,000.00	21-Oct-2021
2	11 Civic Avenue Echuca VIC 3564	\$467,500.00	25-Jun-2021
3	16 Fleming Street Echuca VIC 3564	\$447,000.00	12-Dec-2020

This statement of information was prepared on 22-Dec-2021 at 2:41:10 PM EST