

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	4/89 Goulburn Road Echuca, 3564
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Indicative selling price

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

Single price	\$399,000
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Median sale price

Median price	\$365,000	Property Type	UNIT	Suburb	ECHUCA
Period - From	30-Jun-2022	to	31-May-2023	Source	REA

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	2/165 - 167 Pakenham Street Echuca	\$408,000	25-May-2023
2	2/24 Bennett Court Echuca	\$383,000	08-Mar-2023
3	3/135 Goulburn Road Echuca	\$415,000	06-Apr-2023

This statement of information was prepared on 15-Sep-2023 at 4:30:56 PM EST