

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	17 Clover Crescent Echuca, 3564
---	---------------------------------

Indicative selling price

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

Range between	\$365,000 & \$375,000
---------------	-----------------------

Median sale price

Median price	\$326,000	Property Type	VACANT LAND	Suburb	ECHUCA VIC 3564
Period - From	01-Oct-2021	to	30-Sep-2022	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	10 Clover Crescent Echuca VIC 3564	\$390,000	06-Oct-2022
2	27 Clover Crescent Echuca VIC 3564	\$390,000	04-May-2022
3	10 Wild Oat Drive Echuca VIC 3564	\$387,000	21-Mar-2022

This statement of information was prepared on 17-Nov-2022 at 9:44:59 AM EST