

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	26 Maker Parade Echuca, 3564
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Indicative selling price

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

Single price	\$698,000
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Median sale price

Median price	\$550,000	Property Type	HOUSE	Suburb	MOAMA NSW 2731
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Period - From	01-Jul-2021	to	30-Jun-2022	Source	Pricefinder
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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	17 Maker Parade Echuca VIC 3564	\$780,000	10-Nov-2021
2	10 Yeovil Court Echuca VIC 3564	\$720,000	11-Nov-2021
3	1 Wisteria Street Echuca VIC 3564	\$650,000	26-Sep-2021

This statement of information was prepared on 12-Apr-2023 at 5:30:08 PM EST