

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

221 WHARPARILLA DRIVE ECHUCA VIC 3564

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Echuca

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

95 RIVER GUMS DRIVE MOAMA NSW 2731	\$1,505,000	19-Apr-23
30 WINBI AVENUE MOAMA NSW 2731	\$1,720,000	04-Feb-22
21-23 CONNELLY STREET ECHUCA VIC 3564	\$1,600,000	20-Jun-22

OR

B* ~~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: 02 May 2023



**95 RIVER GUMS DRIVE MOAMA
NSW 2731**

 4  2  3

Sold Price ^{RS} **\$1,505,000** Sold Date **19-Apr-23**

Distance **1.24km**



**30 WINBI AVENUE MOAMA NSW
2731**

 5  2  2

Sold Price **\$1,720,000** Sold Date **04-Feb-22**

Distance **1.45km**



**21-23 CONNELLY STREET ECHUCA
VIC 3564**

 4  3  2

Sold Price **\$1,600,000** Sold Date **20-Jun-22**

Distance **3.22km**

RS = Recent sale **UN** = Undisclosed Sale

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