

# 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

964 Wharparilla Road, Bamawm Extension, Vic 3564

### Indicative selling price

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

range between

\$885,000

&

\$970,000

### Median sale price

Median price

\$750,000

Property type

House

Suburb

Bamawm Extension

Period - From

01/12/2023

to

29/02/2024

Source



PropTrack

### 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 eighteen 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
2096 Restdown Road, Echuca, VIC 3564	\$1,050,000	22/03/2024
1995 Restdown Road, Echuca, VIC 3564	\$845,000	06/10/2023
1049 Lowrie Rd, Echuca West, VIC 3564	\$820,000	08/12/2022

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 eighteen months.

This Statement of Information was prepared on: 25/03/2024