

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 or
locality and postcode

6 Yokoa Natya Ave. Echuca 3564

Indicative selling price

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

Single price

or range between

\$650,000

&

\$680,000

Median sale price

Median price

\$760,000

Property type

4 Bedroom House

Suburb

Echuca

Period - From

April 2022

to

March 2023

Source

Realestate.com.au

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

15 Yokoa Natya Ave, Echuca	\$ 688,000	16 th March 2023
19 Eakin Street, Echuca	\$ 690,000	20 th Dec 2022
49 Bridlington Ave, Echuca	\$ 663,000	14 th Dec 2022

This Statement of Information was prepared on: 6th April 2023