

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	700 Cantwell Road Echuca, 3564
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Indicative selling price

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

Range between	\$720,000 & \$780,000
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Median sale price

Median price	\$585,000	Property Type	HOUSE	Suburb	ECHUCA VIC 3564
Period - From	01-Oct-2022	to	30-Sep-2023	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	827 Mount Terrick Road, Echuca West VIC 3564	\$800,000	04-Aug-2023
2	692 Wharparilla Road, Bamawm Extension VIC	\$710,000	24-May-2023
3	711 Muller Road, Echuca West VIC 3564	\$785,000	11-May-2023

This statement of information was prepared on 22-Nov-2023 at 2:37:51 PM EST