

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	280 Stratton Road Echuca, 3564
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Indicative selling price

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

Range between	\$850,000 & \$900,000
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Median sale price

Median price	\$785,000	Property Type	HOUSE	Suburb	ECHUCA WEST VIC 3564
Period - From	01-Jan-2022	to	31-Dec-2022	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	404 ECHUCA WEST SCHOOL ROAD ECHUCA WEST VIC 3564	\$785,000	11-Aug-2022
2	329 MOUNT TERRICK RD, ECHUCA WEST VIC 3564	\$800,000	13-Jul-2022
3	467 STRATTON RD, ECHUCA VIC 3564	\$8,200,000	22-Jul-2022

This statement of information was prepared on 07-Mar-2023 at 11:07:27 AM EST