

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	104 Latham Road Echuca, 3564
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### Indicative selling price

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

Single price	\$530,000
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### Median sale price

Median price	\$376,000	Property Type	LAND	Suburb	ECHUCA
Period - From	05-Dec-2023	to	16-Apr-2024	Source	Core Logic

### 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	72 Latham Road, Echuca	\$475,000	19-Jul-2023
2	16 Latham Road, Echuca	\$445,000	31-May-2023
3	52 Braund Road, Echuca	\$432,000	31-Jul-2023

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