

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	5 Nile Court Echuca, 3564
---	---------------------------

Indicative selling price

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

Single price	\$540,000
--------------	-----------

Median sale price

Median price	\$547,500	Property Type	HOUSE	Suburb	ECHUCA
Period - From	01-Sep-2023	to	31-Aug-2024	Source	REA

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	7 Gwyder Court, Echuca, VIC, 3564	\$520,000	13-Feb-2024
2	16 Bennett Court, Echuca	\$563,000	23-Nov-2023
3	29 Alfred Avenue, Echuca, VIC, 3564	\$495,000	13-Nov-2023

This statement of information was prepared on 14-Oct-2024 at 10:26:20 AM AEDT