

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	8/53 Eyre Street 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).

Range between	\$295,000 & \$315,000
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### Median sale price

Median price	\$390,000	Property Type	UNIT	Suburb	ECHUCA
Period - From	01-Jan-2023	to	18-Jan-2023	Source	Core Logic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	7/53 EYRE STREET ECHUCA VIC 3564	\$322,500	30-Aug-2022
2	2/52 HOVELL STREET ECHUCA VIC 3564	\$245,000	30-Jun-2022
3	1/62 LEICHARDT STREET ECHUCA VIC 3564	\$330,000	18-Dec-2021

This statement of information was prepared on 18-Jan-2023 at 2:37:06 PM EST