

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	48 Magnolia Drive Echuca, 3564
---	--------------------------------

Indicative selling price

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

Range between	\$680,000 & \$710,000
---------------	-----------------------

Median sale price

Median price	\$585,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	01-Oct-2022	to	01-Oct-2023	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	15 Yakoa Natya Avenue Echuca	\$688,000	02-Mar-2023
2	31 Maker Parade, Echuca	\$700,000	13-Jul-2023
3	7 Gaze Avenue, Echuca	\$680,000	03-May-2023

This statement of information was prepared on 09-Dec-2023 at 11:57:50 AM EST