

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	28 Clover Crescent Echuca, 3564
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Indicative selling price

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

Single price	\$305,000
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Median sale price

Median price	\$330,000	Property Type	VACANT LAND	Suburb	ECHUCA
Period - From	01-Apr-2024	to	31-Mar-2025	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	28 Warden Street, Moama NSW 2731	\$296,000	14-Apr-2025
2	16 Holmes Street, Moama NSW 2731	\$320,000	20-Mar-2025
3	35 Wild Oat Drive, Echuca VIC 3564	\$295,000	11-Apr-2025

This statement of information was prepared on 22-Apr-2025 at 7:56:27 PM AEST