

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

142 LATHAM ROAD ECHUCA VIC 3564

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Land

Suburb

Echuca

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

72 LATHAM ROAD ECHUCA VIC 3564	\$475,000	19-Jul-23
104 LATHAM ROAD ECHUCA VIC 3564	\$515,000	21-Jun-24
21 BAYADERRA COURT MOAMA NSW 2731	\$502,000	05-Jul-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 August 2024



72 LATHAM ROAD ECHUCA VIC 3564

Sold Price **\$475,000** Sold Date **19-Jul-23**

- - -

Distance **0.69km**



104 LATHAM ROAD ECHUCA VIC 3564

Sold Price ^{RS} **\$515,000** Sold Date **21-Jun-24**

- - -

Distance **4.59km**



21 BAYADERRA COURT MOAMA NSW 2731

Sold Price **\$502,000** Sold Date **05-Jul-23**

- - -

Distance **1.41km**

RS = Recent sale UN = Undisclosed Sale

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