

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	2 Simmie Street Echuca, 3564
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Indicative selling price

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

Range between	\$430,000 & \$450,000
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Median sale price

Median price	\$600,000	Property Type	HOUSE	Suburb	ECHUCA VIC 3564
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Period - From	01-Jan-2023	to	31-Dec-2023	Source	Pricefinder
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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	1 Stokes Street Echuca VIC 3564	\$372,000	24-Feb-2023
2	27 Freeman Street Echuca VIC 3564	\$413,000	05-Oct-2022
3	24 Fleming Street Echuca VIC 3564	\$372,000	18-Apr-2023

This statement of information was prepared on 26-Feb-2024 at 9:09:33 AM EST