

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	100 Peppernell Road Echuca, 3564
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Indicative selling price

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

Range between	\$1,850,000 & \$1,950,000
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Median sale price

Median price	NOT PROVIDED	Property Type	HOUSE	Suburb	WHARPARILLA
Period - From		to		Source	NOT PROVIDED

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	24 Murray Bank Drive Wharparilla	\$1,700,000	10-Sep-2022
2	13 Glyn Road Wharparilla	\$2,300,000	12-Jul-2023
3	3 Glyn Road Wharparilla	\$2,650,000	28-Apr-2022

This statement of information was prepared on 01-May-2024 at 4:51:21 PM EST