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<br>Including suburb and postcode | 9 Jamieson Drive 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 | $495,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $420,000 | Property type | House | Suburb | Echuca |
| Period-from | 01 May 2020 | to | 30 Apr 2021 | 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 |
|---|---|---|
| 7 Jamieson Drive Echuca VIC 3564 | $450,000 | 23-Nov-20 |
| 10 Jamieson Drive Echuca VIC 3564 | $530,000 | 19-Jan-21 |
| 24 Wearne Road Echuca VIC 3564 | $578,000 | 09-Mar-21 |

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: 27 May 2021

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**7 Jamieson Drive Echuca VIC 3564** Sold Price **$450,000** Sold Date **23-Nov-20**

4 2 2 Distance **0.02km**



**10 Jamieson Drive Echuca VIC 3564** Sold Price **$530,000** Sold Date **19-Jan-21**

3 2 2 Distance **0.05km**

Notes from your agent

IG pool & 4 car garage.



**24 Wearne Road Echuca VIC 3564** Sold Price **$578,000** Sold Date **09-Mar-21**

3 2 4 Distance **0.11km**

**RS** = Recent sale **UN** = Undisclosed Sale

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