

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	3/117 Shackell Street Echuca, 3564
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

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

Median price	\$400,000	Property Type	UNIT	Suburb	REA
Period - From	25-Oct-2023	to	26-Mar-2024	Source	REA

### 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	1/117 Shackell Street Echuca	\$330,000	28-Sep-2023
2	7/117 Shackell Street, Echuca	\$370,000	18-Nov-2023
3	2/80 Haverfield Street, Echuca	\$410,000	08-Feb-2023

This statement of information was prepared on 20-Aug-2024 at 10:54:24 AM AEST