

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

40 YAKOA NATYA AVENUE 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

or range
between

\$610,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Echuca

Period-from

01 Jul 2021

to

30 Jun 2022

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

44 MAKER PARADE ECHUCA VIC 3564	\$645,000	30-Mar-22
51 BRIDLINGTON AVENUE ECHUCA VIC 3564	\$610,000	20-Jun-22
30 YAKOA NATYA AVENUE ECHUCA VIC 3564	\$590,000	08-Mar-22

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: 28 July 2022



44 MAKER PARADE ECHUCA VIC 3564

Sold Price

\$645,000

Sold Date

30-Mar-22

4

2

2

Distance

0.49km



51 BRIDLINGTON AVENUE ECHUCA VIC 3564

Sold Price

^{RS} **\$610,000**

Sold Date

20-Jun-22

4

2

2

Distance

0.88km



30 YAKOA NATYA AVENUE ECHUCA VIC 3564

Sold Price

\$590,000

Sold Date

08-Mar-22

4

2

2

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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