

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	80 Crossen Street Echuca, 3564
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Indicative selling price

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

Range between	\$440,000.00 & \$460,000.00
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Median sale price

Median price	\$524,000.00	Property Type	HOUSE	Suburb	ECHUCA
Period - From	13-May-2021	to	13-May-2022	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	42 Murrumbidgee Drive, Echuca	\$485,000.00	19-Nov-2021
2	89 Campaspe Esplanade, Echuca	\$450,000.00	22-Nov-2021
3	48 Adelaide Crescent, Echuca	\$477,500.00	29-Oct-2021

This statement of information was prepared on 30-May-2022 at 1:52:42 PM EST