# 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

1/22 North Street 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	\$290,000	<del>or range</del> <del>between</del>	&	

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$435,000	Prop	erty type		Other	Suburb	Echuca
Period-from	01 Oct 2020	to	30 Sep 2	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
85 Haverfield Street Echuca VIC 3564	\$285,000	20-Nov-20
244 Ogilvie Avenue Echuca VIC 3564	\$295,000	28-Jan-21
276 Ogilvie Avenue Echuca VIC 3564	\$315,000	20-Apr-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.

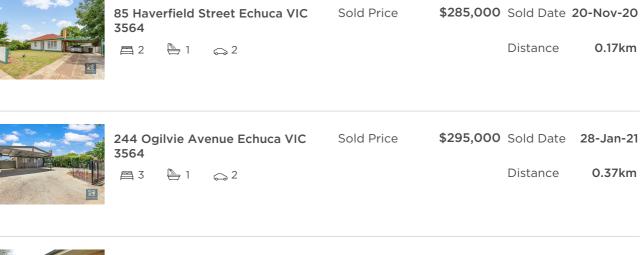
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consumer.vic.gov.au

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276 Ogilvie Avenue Echuca VIC 3564	Sold Price	\$315,000 Sold Date	20-Apr-21
Ē 3 ┣ 1 央 2		Distance	0.37km

#### RS = Recent sale UN = Undisclosed Sale

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