

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	18 Eucalypt Court Echuca, 3564
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Indicative selling price

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

Single price	\$328,000
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Median sale price

Median price	\$376,000	Property Type	LAND	Suburb	ECHUCA
Period - From	24-Oct-2023	to	19-Feb-2024	Source	Core Logic

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	2 Eucalypt Court Echuca	\$288,000	19-Oct-2023
2	4 Eucalypt Court Echuca	\$275,000	04-May-2023
3	2 Wild Oat Drive Echuca	\$296,000	31-Mar-2023

This statement of information was prepared on 09-Dec-2024 at 11:50:00 AM AEDT