

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

209 BENSON ROAD 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

House

Suburb

Echuca

Period-from

01 Jun 2021

to

31 May 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

503 MARY ANN ROAD ECHUCA VIC 3564	\$1,230,000	23-Mar-22
8510 MURRAY VALLEY HIGHWAY ECHUCA VILLAGE VIC 3564	\$1,230,000	06-Apr-22
37 PINERATE PLACE ECHUCA VIC 3564	\$1,350,000	27-Apr-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: 03 June 2022



**503 MARY ANN ROAD ECHUCA
VIC 3564**

Sold Price **\$1,230,000** Sold Date **23-Mar-22**

5 2 5

Distance **0.5km**



**8510 MURRAY VALLEY HIGHWAY
ECHUCA VILLAGE VIC 3564**

Sold Price ^{RS} **\$1,230,000** ^{UN} Sold Date **06-Apr-22**

5 2 6

Distance **-**



**37 PINERATE PLACE ECHUCA VIC
3564**

Sold Price ^{RS} **\$1,350,000** ^{UN} Sold Date **27-Apr-22**

4 2 2

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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