

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	29 Campaspe Esplanade Echuca, 3564
---	------------------------------------

Indicative selling price

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

Range between	\$620,000 & \$640,000
---------------	-----------------------

Median sale price

Median price	\$510,500	Property Type	HOUSE	Suburb	ECHUCA
Period - From	12-Apr-2022	to	02-Sep-2022	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	7 Civic Ave Echuca	\$610,000	09-Mar-2022
2	9 John Close Echuca	\$550,000	02-Jun-2022
3	7-11 Campaspe Esp Echuca	\$530,000	05-May-2022

This statement of information was prepared on 16-Dec-2022 at 9:32:59 AM EST