

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	897 Murphy Road Echuca, 3564
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Indicative selling price

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

Single price	\$770,000
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Median sale price

Median price	\$613,300	Property Type	HOUSE	Suburb	ECHUCA
Period - From	02-Apr-2024	to	15-Jul-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	18-20 Little Campbell Street, Tongala, Vic 3621	\$855,000	17-Feb-2023
2	803 Odea Road, Koyuga, VIC, 3622	\$820,000	08-Dec-2023
3	1130 Murphy Road, Koyuga, VIC, 3622	\$755,000	26-Jul-2023

This statement of information was prepared on 24-Sep-2024 at 12:29:50 PM AEST