

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

| |
|--------------------------------|
| Lot 254 - Road I, Echuca, 3564 |
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Indicative selling price

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

Single price \$ 263,500 or range between &

Median sale price

Median price \$ 376,000 Property type Vacant Land Suburb Echuca

Period - From 1/01/2024 to 31/03/2024 Source Corelogic

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 Lot 232 - Road E, Echuca, 3564 | \$ 256,500 | 24/07/2024 |
| 2 Lot 229 - Road E, Echuca, 3564 | \$ 256,500 | 24/07/2024 |
| 3 Lot 233 - Road E, Echuca, 3564 | \$ 252,500 | 14/07/2024 |

This Statement of Information was prepared on: 04 Oct 2024