

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	126 Latham Road Echuca, 3564
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Indicative selling price

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

Single price	\$550,000
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Median sale price

Median price	\$402,500	Property Type	LAND	Suburb	ECHUCA
Period - From	01-Jun-2023	to	31-May-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	21 Bayaderra Court Moama NSW 2731	\$502,000	05-Jul-2023
2	20 Bottlebrush Drive Moama NSW 2731	\$515,000	22-Jan-2024
3	27 Bottlebrush Drive Moama NSW 2731	\$500,000	07-Oct-2023

This statement of information was prepared on 17-Jun-2024 at 5:05:06 PM EST