

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	83 Latham Road Echuca, 3564
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Indicative selling price

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

Range between	\$1,100,000 & \$1,200,000
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Median sale price

Median price	NOT PROVIDED	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From		to		Source	NOT PROVIDED

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	119 Pianta Road, Wharparilla VIC 3564	\$1,155,000	13-Jan-2022
2	6 Nolan Road, Echuca	\$1,235,000	12-Jul-2023
3	195 Wharparilla Drive, Echuca VIC 3564	\$1,060,000	01-May-2022

This statement of information was prepared on 19-Jul-2023 at 3:17:36 PM EST