

# 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

33 Rose Street Echuca, 3564

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price \$265,000.00

## Median sale price

Median price \$395,000.00 Property Type HOUSE Suburb ECHUCA

Period - From 05-Jun-2019 to 05-Feb-2020 Source REA

## 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 | 19 Crossen Street, Echuca      | \$248,500.00 | 16-Nov-2018  |
| 2 | 22 Garden Crescent, Echuca     | \$290,000.00 | 16-Oct-2018  |
| 3 | 1 Crossen Street, Echuca       | \$240,000.00 | 22-Nov-2018  |

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