

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 NILE COURT ECHUCA VIC 3564

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Echuca

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

5 NILE COURT ECHUCA VIC 3564	\$523,000	09-Dec-24
9 FEDERAL STREET ECHUCA VIC 3564	\$515,000	18-Mar-25
16 ALFRED AVENUE ECHUCA VIC 3564	\$552,500	29-Jul-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 May 2025



5 NILE COURT ECHUCA VIC 3564

Sold Price

\$523,000

Sold Date **09-Dec-24**

 3  1  2

Distance **0.07km**



9 FEDERAL STREET ECHUCA VIC 3564

Sold Price

\$515,000

Sold Date **18-Mar-25**

 3  1  2

Distance **0.46km**



16 ALFRED AVENUE ECHUCA VIC 3564

Sold Price

\$552,500

Sold Date **29-Jul-24**

 3  1  2

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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