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

Indicative selling price

Period-from

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

Single Price		or rang betwee	- 5795 UUU	&	\$850,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$550,000	Property type	House	Suburb	Echuca						

31 May 2025

Source

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

01 Jun 2024

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.

to

Address of comparable property	Price	Date of sale	
17 MCKINLAY STREET ECHUCA VIC 3564	\$740,000	06-Feb-25	
19 SNOWDEN STREET ECHUCA VIC 3564	\$820,000	23-Jan-25	
35 PAROO STREET ECHUCA VIC 3564	\$810,000	19-Apr-25	

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: 04 June 2025

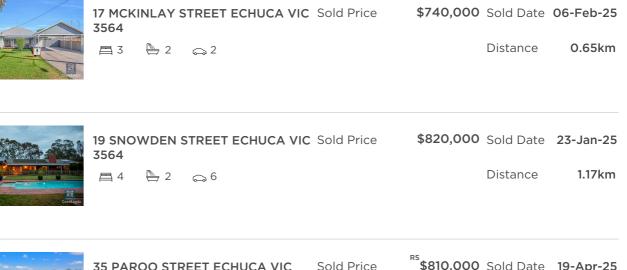


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consumer.vic.gov.au

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ingen.	35 PAROO STREET ECHUCA VIC 3564		Sold Price	^{RS} \$810,000 Sold Date	19-Apr-25	
of the second		2 🚔				1.46km

RS = Recent sale UN = Undisclosed Sale

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