

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 | 32 Maker Parade Echuca, 3564 |
|---|------------------------------|

Indicative selling price

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

| | |
|---------------|-----------------------|
| Range between | \$850,000 & \$870,000 |
|---------------|-----------------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|-------------|--------|--------------------|
| Median price | \$720,000 | Property Type | HOUSE | Suburb | ECHUCA |
| Period - From | 01-Jun-2024 | to | 31-May-2025 | Source | Ignite / PropTrack |

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 | 10 Simmie Street, Echuca, VIC 3564 | \$910,000 | 10-Apr-2025 |
| 2 | 12 Wilkinson Drive, Echuca, VIC 3564 | \$850,000 | 12-Oct-2024 |
| 3 | 12 Mills Avenue, Echuca, VIC 3564 | \$872,500 | 11-Apr-2025 |

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