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	35 Maker Parade Echuca, 3564

Indicative selling price

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

Single price	$630,000

Median sale price

Median price	$605,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	01-Aug-2023	to	31-Jul-2024	Source	Ignite / 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	87 Annesley Street, Echuca, VIC 3564	$690,000	23-Aug-2023
2	24 Maker Parade, Echuca, VIC, 3564	$720,000	02-May-2024
3	7 Maker Parade, Echuca, VIC, 3564	$670,000	29-Aug-2023

This statement of information was prepared on 29-Aug-2024 at 2:09:04 PM AEST