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 Wild Oat Drive Echuca, 3564

Indicative selling price

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

Range between	$295,000 & $315,000

Median sale price

Median price	$375,000	Property Type	VACANT LAND	Suburb	ECHUCA VIC 3564
Period - From	01-Jan-2023	to	31-Dec-2023	Source	Pricefinder

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	38 Wild Oat Drive, Echuca VIC 3564	$330,000	13-Jul-2023
2	32 Wild Oat Drive, Echuca VIC 3564	$250,000	26-Apr-2023
3	2 Wild Oat Drive, Echuca VIC 3564	$296,000	31-Mar-2023

This statement of information was prepared on 10-Jan-2025 at 4:52:55 PM AEDT