

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	6 Murrumbidgee Drive Echuca, 3564
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$480,000 & \$495,000
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### Median sale price

Median price	\$580,000	Property Type	HOUSE	Suburb	ECHUCA
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Period - From	01-Jan-2024	to	31-Dec-2024	Source	Ignite / PropTrack
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### 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 Oberin Court, Echuca, VIC 3564	\$520,000	05-Sep-2023
2	3 Lia Court, Echuca, VIC 3564	\$495,500	06-Oct-2023
3	48 Elizabeth St, Echuca, VIC 3564	\$535,000	14-Aug-2024

This statement of information was prepared on 23-Apr-2025 at 11:03:22 AM AEST