

## 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	7 Ikona 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).

Single price	\$1,260,000
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### Median sale price

Median price	\$600,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	03-Jun-2024	to	15-Nov-2024	Source	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	3 Lawler Court	\$1,192,770	19-Dec-2023
2	8 Ainsley Court	\$1,260,000	11-Jan-2024
3	51 Cheslworth Drive	\$1,160,000	27-Aug-2023

This statement of information was prepared on 10-Sep-2025 at 10:38:05 AM AEST