

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	1/140 Bowen Street Echuca, 3564
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Indicative selling price

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

Range between	\$435,000 & \$450,000
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Median sale price

Median price	\$400,000	Property Type	UNIT	Suburb	ECHUCA
Period - From	07-Feb-2024	to	15-May-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	12/ 142 -144 Bowen Street Echuca	\$430,000	08-Sep-2023
2	6/142 - 144 Bowen Street, Echuca	\$433,000	06-Mar-2024
3	1/89 Goulburn Road, Echuca	\$495,000	22-Nov-2023

This statement of information was prepared on 20-May-2024 at 8:21:09 PM EST