

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 MAPLE STREET ECHUCA VIC 3564

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$648,000

&

\$658,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,500

Property type

Land

Suburb

Echuca

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

28 LINCOLN CRESCENT ECHUCA VIC 3564	\$678,000	04-Mar-24
48 MAGNOLIA DRIVE ECHUCA VIC 3564	\$680,000	21-Dec-23
24 MAKER PARADE ECHUCA VIC 3564	\$720,000	22-May-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17 June 2024



**28 LINCOLN CRESCENT ECHUCA
VIC 3564**

4 2 2

Sold Price **\$678,000** Sold Date **04-Mar-24**

Distance **0.37km**



**48 MAGNOLIA DRIVE ECHUCA VIC
3564**

4 2 2

Sold Price **\$680,000** Sold Date **21-Dec-23**

Distance **0.14km**



**24 MAKER PARADE ECHUCA VIC
3564**

4 2 2

Sold Price ^{RS} **\$720,000** Sold Date **22-May-24**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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