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

18 PAROO STREET ECHUCA VIC 3564

Indicative selling price

Period-from

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

Single Price		or range	5 3620000	&	\$640,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$555,063	Property type	House	Suburb	Echuca			

31 May 2024

Source

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

01 Jun 2023

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.

to

Address of comparable property	Price	Date of sale
4 MARV COURT ECHUCA VIC 3564	\$710,000	29-May-24
13 ROBERTS COURT ECHUCA VIC 3564	\$597,000	04-Sep-23
15 ROBERTS COURT ECHUCA VIC 3564	\$550,000	16-May-23

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

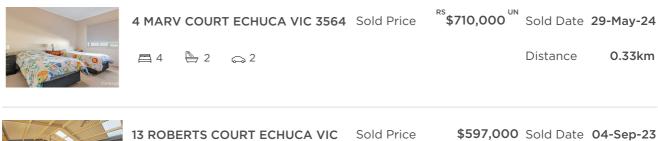


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consumer.vic.gov.au

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0.16km



1977 + 1 C	13 ROB 3564	ERTS CO	OURT ECHUCA VIC	Sold Price	\$597,000	Sold Date
	a 3	2	ç ⇒ 2			Distance



15 ROBERTS COURT ECHUCA VIC 3564			Sold Price	\$550,000	Sold Date	16-May-23
昌 3	2 🚔	ç _⇒ 2			Distance	0.12km

RS = Recent sale UN = Undisclosed Sale

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