

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|                                                 |                               |
|-------------------------------------------------|-------------------------------|
| <b>Address</b><br>Including suburb and postcode | 2 McLachlan Road Echuca, 3564 |
|-------------------------------------------------|-------------------------------|

### Indicative selling price

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

|              |           |
|--------------|-----------|
| Single price | \$550,000 |
|--------------|-----------|

### Median sale price

|               |             |               |             |        |        |
|---------------|-------------|---------------|-------------|--------|--------|
| Median price  | \$575,000   | Property Type | HOUSE       | Suburb | ECHUCA |
| Period - From | 01-Jul-2025 | to            | 30-Jun-2026 | Source | REA    |

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 | 8 Rob Roy Court, Echuca VIC 3564   | \$555,000 | 10-Jan-2026  |
| 2 | 2 Emma Court, Echuca VIC 3564      | \$535,000 | 02-Jun-2026  |
| 3 | 27 Butcher Street, Echuca VIC 3564 | \$561,000 | 26-May-2026  |

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