

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

STOKES LANE 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

\$2,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,500

Property type

Farm

Suburb

Echuca

Period-from

01 Mar 2023

to

29 Feb 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

1050 MURRAY VALLEY HIGHWAY WHARPARILLA VIC 3564	\$1,500,000	12-Sep-22
221 WHARPARILLA DRIVE ECHUCA VIC 3564	\$1,585,000	18-May-23
119 WHARPARILLA DRIVE ECHUCA VIC 3564	\$1,655,000	28-Nov-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: 07 March 2024



1050 MURRAY VALLEY HIGHWAY WHARPARILLA VIC 3564 Sold Price **\$1,500,000** Sold Date **12-Sep-22**

4 2 10

Distance **2.16km**



221 WHARPARILLA DRIVE ECHUCA VIC 3564 Sold Price **\$1,585,000** Sold Date **18-May-23**

4 3 10

Distance **3.69km**



119 WHARPARILLA DRIVE ECHUCA VIC 3564 Sold Price **\$1,655,000** Sold Date **28-Nov-23**

4 3 8

Distance **4.42km**

RS = Recent sale UN = Undisclosed Sale

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