

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	271 High Street Echuca, 3564
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### Indicative selling price

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

Single price	\$570,000
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### Median sale price

Median price	\$600,000	Property Type	ECHUCA	Suburb	HOUSE
Period - From	06-Feb-2024	to	26-Jun-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	10 Waratah Grove Echuca	\$575,000	28-Sep-2023
2	8 Premier Street Echuca	\$525,000	17-Jun-2024
3	51 Hovell Street Echuca	\$610,000	17-May-2024

This statement of information was prepared on 28-Jun-2024 at 10:34:17 AM EST