

## 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	50 Magnolia Drive 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).

Range between	\$660,000 & \$690,000
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### Median sale price

Median price	\$585,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	31-Oct-2022	to	30-Oct-2023	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	22 Lincoln Crescent, Echuca VIC 3564	\$685,000	12-Jul-2022
2	4 Birch Street, Echuca VIC 3564	\$660,000	08-Sep-2022
3	7 Gaze Avenue, Echuca VIC 3564	\$680,000	03-May-2023

This statement of information was prepared on 01-Nov-2023 at 12:08:48 PM EST