

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 Birch Street Echuca, 3564
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	\$720,000
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Median sale price

Median price	\$586,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	19-Jan-2024	to	02-Apr-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	8 Olive Court	\$690,000	30-Oct-2023
2	48 Magnolia Drive	\$680,000	21-Dec-2023
3	50 Magnolia Drive	\$665,000	27-Feb-2024

This statement of information was prepared on 19-Apr-2024 at 9:40:14 AM EST