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	42 Wallingford Court Echuca, 3564

Indicative selling price

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

Range between	$960,000 & $980,000

Median sale price

Median price	$584,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	01-Sep-2022	to	01-Aug-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	364 Mary Ann Road, Echuca	$840,000	22-Jul-2022
2	29 Brecon Court, Echuca	$1,045,000	15-Jul-2022
3	34 Wallingford Court, Echuca	$1,035,000	14-Mar-2023

This statement of information was prepared on 25-Oct-2023 at 12:52:44 PM EST