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	9 Crossen Street Echuca, 3564

Indicative selling price

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

Range between	$400,000 & $420,000

Median sale price

Median price	$555,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	01-Jan-2023	to	13-Feb-2023	Source	Core Logic

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	21 SHACKELL STREET ECHUCA VIC 3564	$432,500	20-Sep-2021
2	282 OGILVIE AVENUE ECHUCA VIC 3564	$410,000	28-Mar-2022
3	18 LACHLAN CRESCENT ECHUCA VIC 3564	$420,000	03-Oct-2022

This statement of information was prepared on 07-Mar-2023 at 11:09:22 AM EST