

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 FEDERAL STREET, ECHUCA, VIC 3564 🕮 4 🕒 2 😂 2







Indicative Selling Price

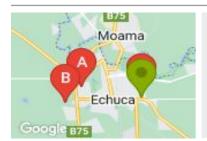
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$580,000 to \$630,000

Provided by: Nicole Rowe, Ian Reid Buyer & Vendor Advocates

MEDIAN SALE PRICE



ECHUCA, VIC, 3564

Suburb Median Sale Price (House)

\$610,000

01 January 2024 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3 OSCAR PL, ECHUCA, VIC 3564







Sale Price

*\$620,000

Sale Date: 02/07/2024

Distance from Property: 3.3km





11 EAKIN ST, ECHUCA, VIC 3564







Sale Price

\$630,000

Sale Date: 23/02/2024

Distance from Property: 4.1km





13 ROBERTS CRT, ECHUCA, VIC 3564









Sale Price

\$597.000

Sale Date: 04/09/2023

Distance from Property: 260m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address Including suburb and

33 FEDERAL STREET, ECHUCA, VIC 3564

Indicative selling price

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

Price Range: \$580,000 to \$630,000

Median sale price

Median price	\$610,000	Property type	House	Suburb	ECHUCA
Period	01 January 2024 to 30	June 2024	Source	р	ricefinder

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
3 OSCAR PL, ECHUCA, VIC 3564	*\$620,000	02/07/2024
11 EAKIN ST, ECHUCA, VIC 3564	\$630,000	23/02/2024
13 ROBERTS CRT, ECHUCA, VIC 3564	\$597,000	04/09/2023

This Statement of Information was prepared

25/07/2024

