

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	5 Gwyder Court Echuca, 3564
---	-----------------------------

Indicative selling price

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

Single price	\$540,000
--------------	-----------

Median sale price

Median price	\$550,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	18-Feb-2025	to	15-Jul-2025	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	3 Gwyder Court, Echuca VIC 3564	\$555,000	17-Feb-2025
2	17 Alfred Avenue, Echuca VIC 3564	\$535,000	29-Nov-2024
3	5 Nile Court, Echuca VIC 3564	\$523,000	09-Dec-2024

This statement of information was prepared on 16-Jul-2025 at 11:15:20 AM AEST