

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2/92 Service Street Echuca, 3564
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price	\$410,000
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### Median sale price

Median price	\$435,000	Property Type	UNIT	Suburb	ECHUCA
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Period - From	01-Jul-2024	to	30-Jun-2025	Source	Ignite / PropTrack
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### 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	3/136 Pakenham Street, Echuca VIC 3564	\$410,000	05-Feb-2025
2	4/54 Francis Street, Echuca VIC 3564	\$420,000	05-Mar-2024
3	115 Shackell Street, Echuca VIC 3564	\$400,000	13-May-2024

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