

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2 Kennedy Court Echuca, 3564
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### Indicative selling price

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

Single price	\$560,000
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### Median sale price

Median price	\$575,000	Property Type	HOUSE	Suburb	ECHUCA
Period - From	01-Jun-2025	to	30-May-2026	Source	REA

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	25 James Street, Echuca VIC 3564	\$570,000	25-Feb-2026
2	2 Emma Court, Echuca VIC 3564	\$535,000	02-Jun-2026
3	13 Cypress Street, Echuca VIC 3564	\$550,000	02-Jun-2026

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