Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	101 BAY ROAD EAGLE POINT VIC 3878

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$469,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	House	Suburb	Eagle Point
Period-from	01 Aug 2022	to	31 Jul 2023	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
12 TAIT STREET EAGLE POINT VIC 3878	$442,500	14-Feb-23
5 RILEY STREET EAGLE POINT VIC 3878	$470,000	19-May-23
12 LARA CLOSE PAYNESVILLE VIC 3880	$434,000	16-Sep-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 August 2023

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12 TAIT STREET EAGLE POINT VIC 3878

2 1 1

Sold Price **$442,500** Sold Date **14-Feb-23**

Distance **0.49km**



5 RILEY STREET EAGLE POINT VIC 3878

4 2 2

Sold Price **$470,000** Sold Date **19-May-23**

Distance **0.6km**



12 LARA CLOSE PAYNESVILLE VIC 3880

3 1 4

Sold Price **$434,000** Sold Date **16-Sep-22**

Distance **2.62km**

RS = Recent sale **UN** = Undisclosed Sale

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