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	38 AQUABELLA DRIVE 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	$769,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$442,500	Property type	House	Suburb	Eagle Point
Period-from	01 Sep 2022	to	31 Aug 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
5 MARAVITO TERRACE EAGLE POINT VIC 3878	$759,000	04-Jul-23
47A LAKE VICTORIA ROAD EAGLE POINT VIC 3878	$710,000	27-Jul-23
8 COLONY CLUB DRIVE NEWLANDS ARM VIC 3875	$735,000	07-Jul-23

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: 27 September 2023

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5 MARAVITO TERRACE EAGLE POINT VIC 3878

4 2 2

Sold Price **$759,000** Sold Date **04-Jul-23**

Distance **0.16km**



47A LAKE VICTORIA ROAD EAGLE POINT VIC 3878

3 2 4

Sold Price **$710,000** Sold Date **27-Jul-23**

Distance **0.72km**



8 COLONY CLUB DRIVE NEWLANDS ARM VIC 3875

3 2 4

Sold Price RS **$735,000** Sold Date **07-Jul-23**

Distance **3.4km**

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

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