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	1 CARDINAL 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	$499,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$380,000	Property type	House	Suburb	Eagle Point
Period-from	01 Jan 2024	to	31 Dec 2024	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
1070 PAYNESVILLE ROAD EAGLE POINT VIC 3878	$500,000	19-Dec-24
11 JIM WAY PAYNESVILLE VIC 3880	$485,000	15-Feb-24
38 COAST AVENUE PAYNESVILLE VIC 3880	$485,000	22-Nov-24

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: 29 January 2025

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1070 PAYNESVILLE ROAD EAGLE POINT VIC 3878

2 1 2

Sold Price RS **$500,000** UN Sold Date **19-Dec-24**

Distance **0.56km**



11 JIM WAY PAYNESVILLE VIC 3880

4 2 3

Sold Price **$485,000** Sold Date **15-Feb-24**

Distance **2.74km**



38 COAST AVENUE PAYNESVILLE VIC 3880

4 2 2

Sold Price RS **$485,000** UN Sold Date **22-Nov-24**

Distance **2.9km**



35 COAST AVENUE PAYNESVILLE VIC 3880

4 2 2

Sold Price **$500,000** Sold Date **27-Nov-24**

Distance **2.93km**

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

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