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 or locality and postcode	Lot 8 Houghton Crescent, 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	$130,000	or range between	$*	&	$

Median sale price

Median price	$167,000	Property type	*Land*	Suburb	Eagle Point
Period - From	14/6/ 2019	to	15/8/2020	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
1 – Lot 53, Hoskin Street, Eagle Point, Vic 3878	$140,000	14/08/2020
2 – Lot 54, Hoskin Street, Eagle Point, Vic 3878	$135,000	25/06/2020
3 – Lot 61, Cardinal Drive, Eagle point, Vic 3878	$150,000	30/07/2020

This Statement of Information was prepared on: 15/08/2020