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

7 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	\$379,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$393,300	Property type		House		Suburb	Eagle Point
Period-from	01 Sep 2019	to	31 Aug 2	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
29B Bay Road Eagle Point VIC 3878	\$374,000	02-Apr-19
10 Hoskin Street Eagle Point VIC 3878	\$369,500	22-Jan-20
1064 Paynesville Road Eagle Point VIC 3878	\$365,000	19-Jul-19

OR

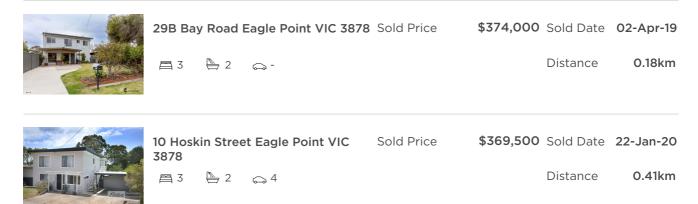
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28 September 2020



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1064 Paynesville Road Eagle Point VIC 3878			Sold Price	\$365,000	Sold Date	19-Jul-19
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RS = Recent sale UN = Undisclosed Sale

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