

## 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

13 Maravito Terrace Eagle Point VIC 3878

### Indicative selling price

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

Single Price

\$465,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$165,500

Property type

Land

Suburb

Eagle Point

Period-from

01 Jun 2019

to

31 May 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

8 Corins Crescent Newlands Arm VIC 3875	\$469,000	20-Dec-19
16 Maravito Terrace Eagle Point VIC 3878	\$468,000	04-Jun-20
23 McMillan Grove Paynesville VIC 3880	\$462,000	27-Jun-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: 15 June 2020



**8 Corins Crescent Newlands Arm  
VIC 3875**

Sold Price

**\$469,000**

Sold Date

**20-Dec-19**



3



2



2

Distance

**3.89km**



**16 Maravito Terrace Eagle Point VIC  
3878**

Sold Price

<sup>RS</sup> **\$468,000** <sup>UN</sup>

Sold Date

**04-Jun-20**



3



2



2

Distance

**0.12km**



**23 McMillan Grove Paynesville VIC  
3880**

Sold Price

**\$462,000**

Sold Date

**27-Jun-19**



3



2



2

Distance

**4.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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