

## 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

45 Boyd Court 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

\$799,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$352,500

Property type

House

Suburb

Eagle Point

Period-from

01 Mar 2019

to

29 Feb 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

21 Windermere Terrace Paynesville VIC 3880	\$750,000	03-Oct-19
10 Sheerwater Terrace Paynesville VIC 3880	\$746,500	12-Oct-18
26 Eagle Bay Terrace Eagle Point VIC 3878	\$720,000	28-Oct-18

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: 13 March 2020



**21 Windermere Terrace Paynesville VIC 3880**

 3  2  2

Sold Price

**\$750,000**

Sold Date

**03-Oct-19**

Distance

**4.38km**



**10 Sheerwater Terrace Paynesville VIC 3880**

 4  2  2

Sold Price

**\$746,500**

Sold Date

**12-Oct-18**

Distance

**4.6km**



**26 Eagle Bay Terrace Eagle Point VIC 3878**

 4  2  4

Sold Price

**\$720,000**

Sold Date

**28-Oct-18**

Distance

**3.49km**

RS = Recent sale

UN = Undisclosed Sale

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