

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

1064 PAYNESVILLE 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

House

Suburb

Eagle Point

Period-from

01 Nov 2021

to

31 Oct 2022

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

50 CARDINAL DRIVE EAGLE POINT VIC 3878	\$600,000	09-Jul-22
10 AH YEE PLACE PAYNESVILLE VIC 3880	\$600,000	12-May-22
16 AH YEE PLACE PAYNESVILLE VIC 3880	\$600,000	29-Jul-22

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: 21 November 2022



50 CARDINAL DRIVE EAGLE POINT Sold Price **\$600,000** Sold Date **09-Jul-22**
VIC 3878

3 2 2

Distance **0.38km**



10 AH YEE PLACE PAYNESVILLE Sold Price Sold Date **12-May-22**
VIC 3880

3 2 2

Distance **2.52km**



16 AH YEE PLACE PAYNESVILLE Sold Price Sold Date **29-Jul-22**
VIC 3880

4 2 2

Distance **2.57km**

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

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