

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

34 Aquabella Drive 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

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

House

Suburb

Eagle Point

Period-from

01 May 2019

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 6 Lake Fair Rise Newlands Arm VIC 3875 | \$545,000 | 16-May-19 |
| 33 Sunset Boulevard Eagle Point VIC 3878 | \$543,000 | 14-May-19 |
| 107 King Street Paynesville VIC 3880 | \$535,000 | 14-Mar-20 |

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: 07 May 2020



6 Lake Fair Rise Newlands Arm VIC 3875

 4  2  4

Sold Price

\$545,000

Sold Date

16-May-19

Distance

3.91km



33 Sunset Boulevard Eagle Point VIC 3878

 3  2  3

Sold Price

\$543,000

Sold Date

14-May-19

Distance

3.08km



107 King Street Paynesville VIC 3880

 4  2  3

Sold Price

\$535,000

Sold Date

14-Mar-20

Distance

3.71km

RS = Recent sale

UN = Undisclosed Sale

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