

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 or locality and postcode

31 Forge Creek 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 \$729,000 or range between \$ & \$

Median sale price

Median price \$362,500 Property type House Suburb Eagle Point

Period - From 01.12.18 to 04.12.19 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
1. 923 Paynesville Road, Eagle Point Vic 3878	\$710,000	04.04.2019
2. 4 Lake Victoria Road, Eagle Point Vic 3878	\$760,000	08.11.2019
3.	\$	

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: 13.12.2019