

# 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

45 Eagle Bay 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 \$180,000.00 or range between \$ & \$

### Median sale price

Median price \$155,000.00 Property type LAND Suburb EAGLE POINT

Period - From 01-11-2018 to 31-10-2019 Source CORELOGIC

### Comparable property sales (\*Delete A or B below as applicable)

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. 20 Eagle Bay Terrace, Eagle Point Vic 3878	\$190,000.00	31-07-2019
2. 41 Fullarton Drive, Paynesville Vic 3880	\$190,000.00	20-09-2019
3. 7 Windermere Terrace, Paynesville Vic 3880	\$200,000.00	06-06-2019

This Statement of Information was prepared on: 06-12-2019