

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

25 Sunset Boulevard 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,500

Property type

House

Suburb

Eagle Point

Period-from

01 Feb 2020

to

31 Jan 2021

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

65 Fullarton Drive Paynesville VIC 3880	\$745,000	09-Jun-20
44 Colony Club Drive Newlands Arm VIC 3875	\$600,000	25-Sep-20
38 Lake Shore Drive Newlands Arm VIC 3875	\$587,500	10-Jul-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.~~

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65 Fullarton Drive Paynesville VIC 3880

Sold Price

\$745,000

Sold Date **09-Jun-20**

4 2 2

Distance **0.32km**



44 Colony Club Drive Newlands Arm VIC 3875

Sold Price

\$600,000

Sold Date **25-Sep-20**

5 3 2

Distance **2.65km**



38 Lake Shore Drive Newlands Arm VIC 3875

Sold Price

\$587,500

Sold Date **10-Jul-20**

5 2 4

Distance **2.52km**

RS = Recent sale

UN = Undisclosed Sale

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