

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

1303 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

\$935,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Other

Suburb

Eagle Point

Period-from

01 Oct 2023

to

30 Sep 2024

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

52 BOYD COURT EAGLE POINT VIC 3878	\$855,000	15-Apr-24
30 LAKE VICTORIA ROAD EAGLE POINT VIC 3878	\$900,000	17-Jun-24
75 RACECOURSE ROAD BAIRNSDALE VIC 3875	\$995,000	01-Dec-23

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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52 BOYD COURT EAGLE POINT VIC 3878 Sold Price **\$855,000** Sold Date **15-Apr-24**

 3  2  2

Distance **0.36km**



30 LAKE VICTORIA ROAD EAGLE POINT VIC 3878 Sold Price **\$900,000** Sold Date **17-Jun-24**

 4  3  8

Distance **0.51km**



75 RACECOURSE ROAD BAIRNSDALE VIC 3875 Sold Price **\$995,000** Sold Date **01-Dec-23**

 3  2  6

Distance **8.38km**

RS = Recent sale UN = Undisclosed Sale

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