

## 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

133 BAY ROAD 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

\$185,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Land

Suburb

Eagle Point

Period-from

01 Nov 2023

to

31 Oct 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

145 KING STREET PAYNESVILLE VIC 3880	\$186,000	25-Jul-23
147 KING STREET PAYNESVILLE VIC 3880	\$210,000	27-Jun-23
LOT 3 REYNOLDS STREET PAYNESVILLE VIC 3880	\$255,000	16-Aug-24

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: 11 November 2024



**145 KING STREET PAYNESVILLE  
VIC 3880**

- -

Sold Price

**\$186,000**

Sold Date

**25-Jul-23**

Distance

**2.08km**



**147 KING STREET PAYNESVILLE  
VIC 3880**

- -

Sold Price

**\$210,000**

Sold Date

**27-Jun-23**

Distance

**2.07km**



**LOT 3 REYNOLDS STREET  
PAYNESVILLE VIC 3880**

- -

Sold Price

**\$255,000**

Sold Date

**16-Aug-24**

Distance

**3.03km**

RS = Recent sale

UN = Undisclosed Sale

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