

## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 531 Abbots Road, Eppalock VIC 3551

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$250,000

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\$260,000

### Median sale price

**\*Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Median price N/A House ☒ Suburb or locality Eppalock  
Period - From January 8<sup>th</sup> 2018 to January 15<sup>th</sup> 2018 Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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. 227 Emu Creek Road, Emu Creek VIC 3551	\$345,000	06/10/17
2. 78 Clancy Road, Eppalock VIC 3551	\$168,500	30/08/17
3. George Terrace, Axe Creek VIC 3551	\$240,000	21/08/17

Property data source: [www.rpdata.com.au](http://www.rpdata.com.au). Generated on 15/01/18.

## Additional information about comparable sales.



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### Emu Creek 227 Emu Creek VIC 3551

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**METHOD** Private  
**TYPE** Land: Rural Acreage  
**LAND** Approx. 47.63Ha

No image  
available

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### Eppalock 78 Clancy Road VIC 3551

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**METHOD** Private  
**TYPE** Land: Rural Acreage  
**LAND** Approx. 11.71Ha

No image  
available

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### Axe Creek George Terrace VIC 3551

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**METHOD** Private  
**TYPE** Land: Rural Acreage  
**LAND** Approx. 8Ha