

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**101 BAY ROAD, EAGLE POINT, VIC 3878**

 3  1  2

### Indicative Selling Price

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

Price Range: **\$479,000 to \$479,000**

Provided by: Lorraine Edlington, LJ Hooker Paynesville

## MEDIAN SALE PRICE



**EAGLE POINT, VIC, 3878**

Suburb Median Sale Price (House)

**\$650,000**

01 October 2023 to 30 September 2024

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



**3 CROWN RIDGE AVE, NEWLANDS ARM, VIC**

 3  1  2

Sale Price

**\*\*\$485,000**

Sale Date: 23/08/2024

Distance from Property: 3km



**13 NEWTON CL, PAYNESVILLE, VIC 3880**

 3  1  4

Sale Price

**\$465,000**

Sale Date: 16/03/2024

Distance from Property: 2.7km



**8 TAMBO AVE, PAYNESVILLE, VIC 3880**

 3  1  2

Sale Price

**\$480,000**

Sale Date: 27/02/2024

Distance from Property: 3.5km



This report has been compiled on 14/11/2024 by LJ Hooker Paynesville. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

101 BAY ROAD, EAGLE POINT, VIC 3878

### Indicative selling price

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

Price Range: \$479,000 to \$479,000


### Median sale price

Median price: \$650,000

Property type: House

Suburb: EAGLE POINT

Period: 01 October 2023 to 30 September 2024

Source: 

### 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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3 CROWN RIDGE AVE, NEWLANDS ARM, VIC 3875	**\$485,000	23/08/2024
13 NEWTON CL, PAYNESVILLE, VIC 3880	\$465,000	16/03/2024
8 TAMBO AVE, PAYNESVILLE, VIC 3880	\$480,000	27/02/2024

This Statement of Information was prepared on: 14/11/2024