

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

65 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,500

Property type

House

Suburb

Eagle Point

Period-from

01 Feb 2023

to

31 Jan 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

5 MCTAGGARTS ROAD EAGLE POINT VIC 3878	\$750,000	25-Oct-23
47A LAKE VICTORIA ROAD EAGLE POINT VIC 3878	\$710,000	27-Jul-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.

This Statement of Information was prepared on: 19 February 2024



**5 MCTAGGARTS ROAD EAGLE
POINT VIC 3878**

 3  2  4

Sold Price

\$750,000

Sold Date

25-Oct-23

Distance

1.02km



**47A LAKE VICTORIA ROAD EAGLE
POINT VIC 3878**

 3  2  4

Sold Price

\$710,000

Sold Date

27-Jul-23

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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