

# 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 or  
locality and postcode

LOT 7, 86 EAGLE POINT ROAD, EAGLE POINT  
(New Subdivision – Title Not Registered)

### 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

\$\*170,000

or range between

\$\*

&

\$

### Median sale price

Median price

\$99,000

\*LAND

Suburb  
or locality

EAGLE POINT

Period - From

DEC 2016

to

JAN 2018

Source

CoreLogic

### Comparable property sales (\*Delete A or B below as applicable)

**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.