

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 or
locality and postcode

Lot 1, Woodman 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 \$245,000

or range between \$*

&

\$

Median sale price

Median price \$320,000

Property type LAND

Suburb Eagle Point

Period - From 01 Oct 2023

to

30 Sept 2024

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.

This Statement of Information was prepared on: 19 October 2024