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<br>Including suburb or locality and postcode | Lot 72 Coast Avenue, PAYNESVILLE 3880 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| Single price | or range between | & |
|---|---|---|
| $137,500 | $* | $ |

## Median sale price

| Median price | Property type | Suburb |
|---|---|---|
| $180,000 | *Land* | Paynesville |

| Period - From | to | Source |
|---|---|---|
| 01 Aug 2019 | 1 Dec 2020 | 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 |
|---|---|---|
| 1 – 19 Bedggood Grove, Paynesville 3880 | $140,000 | 10/01/2020 |
| 2 – 11 Bedggood Grove, Paynesville 3880 | $140,000 | 12/03/2020 |
| 3 – 5 Bedggood Grove, Paynesville 3880 | $145,000 | 29/06/2020 |

This Statement of Information was prepared on: 1.12.2020