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 7, 190 Newlands Drive, Paynesville Vic 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		&	
$210,000	$*		$	

Median sale price

Median price	Property type	Suburb
$272,500	*Land*	Paynesville

Period - From	to	Source
1 Mar 2020	28 Feb 2021	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
13 Windermere Terrace, Paynesville Vic 3880	$195,000	6-Nov-2020
34 Paynesville Road, Paynesville Vic 3880	$200,000	21-Aug-2020
3 Windermere Terrace, Paynesville Vic 3880	$205,000	21-Aug-2020

This Statement of Information was prepared on: 22.March 2021