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	17B Windjammer Court 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	$1,100,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$390,000	Property type	House	Suburb	Paynesville
Period-from	01 Jul 2020	to	30 Jun 2021	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
36 Aquarius Way Paynesville VIC 3880	$1,050,000	01-Sep-20
17 North Quay Place Paynesville VIC 3880	$1,000,000	09-Nov-20
147B Newlands Drive Paynesville VIC 3880	$1,090,000	13-Nov-20

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 July 2021

CONSUMER AFFAIRS VICTORIA

first national REAL ESTATE | King & Heath
Deborah Pearson
P 51566 766
M 0408 371 292
E deb.pearson@kingheath.com.au



36 Aquarius Way Paynesville VIC 3880 — Sold Price $1,050,000 — Sold Date 01-Sep-20
4 2 4 — Distance 0.46km



17 North Quay Place Paynesville VIC 3880 — Sold Price $1,000,000 — Sold Date 09-Nov-20
3 2 2 — Distance 0.47km



147B Newlands Drive Paynesville VIC 3880 — Sold Price $1,090,000 — Sold Date 13-Nov-20
3 2 4 — Distance 2.32km

RS = Recent sale UN = Undisclosed Sale

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