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	4 Caddie 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	$629,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$433,750	Property type	House	Suburb	Paynesville
Period-from	01 Dec 2020	to	30 Nov 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
3 The Crescent Paynesville VIC 3880	$590,000	13-May-21
15 Eagle Bay Terrace Paynesville VIC 3880	$590,000	12-Mar-21
18 The Grange Paynesville VIC 3880	$595,000	25-Nov-21

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: 08 December 2021

CONSUMER AFFAIRS VICTORIA

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3 The Crescent Paynesville VIC 3880
4 2 2
Sold Price $590,000 Sold Date 13-May-21
Distance 0.06km



15 Eagle Bay Terrace Paynesville VIC 3880
3 2 2
Sold Price Sold Date 12-Mar-21
Distance 0.13km



18 The Grange Paynesville VIC 3880
3 2 2
Sold Price RS $595,000 UN Sold Date 25-Nov-21
Distance 0.51km

RS = Recent sale UN = Undisclosed Sale

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