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 143, James Avenue, 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	$219,000	or range between	$*	&	$

Median sale price

Median price	$449,000	Property type	*LAND*	Suburb	Paynesville
Period - From	01 June 2022	to	31 May 2023	source	Corlogic

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: 20 June 2023