

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

28 Palm Avenue Paynesville

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 &

Median sale price

(*Delete house or unit as applicable)

Median price

*House

*Unit

Suburb
or locality

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A*

Address of comparable property

Price

Date of sale

| | | |
|-----------------------------|-----------|------------|
| 1 7 The Grange Paynesville | \$352,000 | 20/03/2017 |
| 2 9 Eaton Place Paynesville | \$485,000 | 07/06/17 |
| 3 8 Eaton Place Paynesville | \$480,000 | 12/05/2017 |

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.