

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

18 Waterloo 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

House

Suburb

Paynesville

Period-from

01 Feb 2019

to

31 Jan 2020

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

19 Schooner Terrace Paynesville VIC 3880	\$635,000	25-Oct-18
213 Bay Road Eagle Point VIC 3878	\$596,000	13-Feb-20
15 Riviera Close Paynesville VIC 3880	\$580,000	05-Feb-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: 20 February 2020



19 Schooner Terrace Paynesville VIC 3880

 4  2  2

Sold Price

\$635,000

Sold Date

25-Oct-18

Distance

0.58km



213 Bay Road Eagle Point VIC 3878

 4  2  5

Sold Price

^{RS} **\$596,000** ^{UN}

Sold Date

13-Feb-20

Distance

2.67km



15 Riviera Close Paynesville VIC 3880

 3  3  4

Sold Price

^{RS} **\$580,000** ^{UN}

Sold Date

05-Feb-20

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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