

## 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

10 Main Road Paynesville VIC 3880
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price 

\$465,000
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 or range between 

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 & 

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### Median sale price

(\*Delete house or unit as applicable)

Median Price 

\$385,000
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 Property type 

Other
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 Suburb 

Paynesville
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Period-from 

01 May 2020
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 to 

30 Apr 2021
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 Source 

Corelogic
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### 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
2 Mariners Place Paynesville VIC 3880	\$450,000	30-Jun-20
44 Newlands Drive Paynesville VIC 3880	\$471,000	13-Jan-20
37 Gilsenan Street Paynesville VIC 3880	\$490,000	18-Mar-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: 28 May 2021



**2 Mariners Place Paynesville VIC 3880**

Sold Price **\$450,000** Sold Date **30-Jun-20**

 3  1  1

Distance **0.42km**



**44 Newlands Drive Paynesville VIC 3880**

Sold Price **\$471,000** Sold Date **13-Jan-20**

 3  2  4

Distance **0.53km**



**37 Gilsenan Street Paynesville VIC 3880**

Sold Price **\$490,000** Sold Date **18-Mar-21**

 3  2  6

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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