

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

136 Newlands Drive 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

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

House

Suburb

Paynesville

Period-from

01 Nov 2018

to

31 Oct 2019

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 Lake Inlet Avenue Newlands Arm VIC 3875	\$480,000	11-Nov-19
5 Magnolia Way Paynesville VIC 3880	\$480,000	15-Jan-19
21 Sunset Boulevard Eagle Point VIC 3878	\$480,000	15-May-18

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: 14 November 2019



3 Lake Inlet Avenue Newlands Arm VIC 3875

3 2 3

Sold Price

\$480,000

Sold Date

11-Nov-19

Distance

1.23km



5 Magnolia Way Paynesville VIC 3880

3 2 2

Sold Price

Sold Date

15-Jan-19

Distance

1.46km



21 Sunset Boulevard Eagle Point VIC 3878

4 1 2

Sold Price

Sold Date

15-May-18

Distance

1.57km



2 Kellina Court Paynesville VIC 3880

3 2 2

Sold Price

\$465,000

Sold Date

27-Jul-18

Distance

0.94km



10 Rex Street Paynesville VIC 3880

3 2 3

Sold Price

\$450,000

Sold Date

03-Oct-18

Distance

0.96km



19 Riviera Close Paynesville VIC 3880

4 2 2

Sold Price

\$470,000

Sold Date

17-May-19

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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