

# 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

21 Sunset Boulevard Paynesville 3880

### 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

\$

or range between

\$480,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$503,000

\*House

x

\*Unit

Suburb  
or locality

Paynesville

Period - From

29/04/2016

to

3/06/2016

Source

Land data

### 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**

1 28 Eagle Bay Terrace	\$560,000	13/08/2016
2 54 Fullarton Drive	\$460,000	10/10/2016
3 56 Fullarton Drive Paynesville	\$490,000	02/08/2016

**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.