

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"PARKRIDGE VILLAGE" 42/5 CANAL

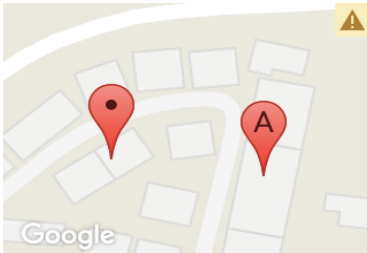
 2  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$275,000**

MEDIAN SALE PRICE



PAYNESVILLE, VIC, 3880

Suburb Median Sale Price (Unit)

\$266,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1 CANAL RD, PAYNESVILLE, VIC 3880

 2  1  1

Sale Price

****\$260,000**

Sale Date: 07/05/2018

Distance from Property: 119m



18/5 CANAL RD, PAYNESVILLE, VIC 3880

 2  -  -

Sale Price

\$260,000

Sale Date: 09/02/2018

Distance from Property: 62m



1 CANAL RD, PAYNESVILLE, VIC 3880

 2  1  1

Sale Price

****\$250,000**

Sale Date: 16/08/2017

Distance from Property: 119m

This report has been compiled on 13/06/2018 by Ashwood van Reyk Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

"PARKRIDGE VILLAGE" 42/5 CANAL ROAD, PAYNESVILLE, VIC 3880

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$275,000

Median sale price

Median price

\$266,000

House

Unit

X

Suburb

PAYNESVILLE

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 CANAL RD, PAYNESVILLE, VIC 3880	**\$260,000	07/05/2018
18/5 CANAL RD, PAYNESVILLE, VIC 3880	\$260,000	09/02/2018
1 CANAL RD, PAYNESVILLE, VIC 3880	**\$250,000	16/08/2017