



STATEMENT OF INFORMATION

198 PAYNES LANE, LANCASTER, VIC 3620

PREPARED BY PUPPA & GAEHL REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



198 PAYNES LANE, LANCASTER, VIC

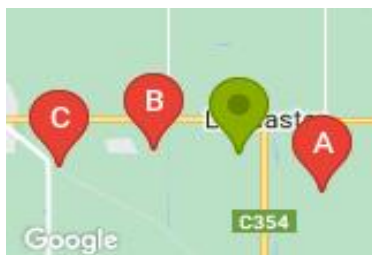
 3  1  2

Indicative Selling Price

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

Single Price: **\$950,000**

MEDIAN SALE PRICE



LANCASTER, VIC, 3620

Suburb Median Sale Price (House)

\$565,000

01 October 2021 to 30 September 2022

Provided by: 

COMPARABLE PROPERTIES

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.



939 RYAN RD, LANCASTER, VIC 3620

 3  2  6

Sale Price

\$800,000

Sale Date: 12/08/2022

Distance from Property: 2.5km



248 DUNBAR RD, KYABRAM, VIC 3620

 4  2  2

Sale Price

\$865,000

Sale Date: 24/05/2022

Distance from Property: 2.3km



33 COOMA RD, KYABRAM, VIC 3620

 4  2  4

Sale Price

\$977,500

Sale Date: 06/04/2022

Distance from Property: 4.8km



This report has been compiled on 22/12/2022 by PUPPA & GAEHL REAL ESTATE PTY LTD. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

198 PAYNES LANE, LANCASTER, VIC 3620

Indicative selling price

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

Single Price:

\$950,000

Median sale price

Median price

\$565,000

Property type

House

Suburb

LANCASTER

Period

01 October 2021 to 30 September 2022

Source

pricfinder

Comparable property sales

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

Price

Date of sale

939 RYAN RD, LANCASTER, VIC 3620	\$800,000	12/08/2022
248 DUNBAR RD, KYABRAM, VIC 3620	\$865,000	24/05/2022
33 COOMA RD, KYABRAM, VIC 3620	\$977,500	06/04/2022

This Statement of Information was prepared

22/12/2022