

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 89A NEWLANDS DRIVE, PAYNESVILLE, 📛 2 🗁 2 😂 2







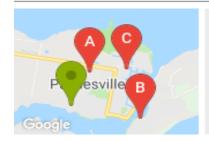
**Indicative Selling Price** 

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

Single Price:

\$600,000

### **MEDIAN SALE PRICE**



# PAYNESVILLE, VIC, 3880

**Suburb Median Sale Price (House)** 

\$350,000

01 January 2018 to 31 December 2018

Provided by: **pricefinder** 

### **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.



28 RIVIERA CL, PAYNESVILLE, VIC 3880







Sale Price

\$565,000

Sale Date: 01/07/2018

Distance from Property: 1.1km





2/8 SEVENTH PDE, RAYMOND ISLAND, VIC









Sale Price

\$559,600

Sale Date: 22/12/2017

Distance from Property: 1.9km





6 ADMIRALS QY, PAYNESVILLE, VIC 3880







**Sale Price** 

\$602,000

Sale Date: 14/06/2018

Distance from Property: 1.8km



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and	89A NEWLANDS DRIVE PAYNESVILLE VIC 3880
postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotin			
Single Price:	\$600,000		

### Median sale price

Median price	\$350,000	House	X	Unit	Suburb	PAYNESVILLE
Period	01 January 2018 to 31 December 2018		Source	pricefinder		

#### 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 property	Price	Date of sale
28 RIVIERA CL, PAYNESVILLE, VIC 3880	\$565,000	01/07/2018
2/8 SEVENTH PDE, RAYMOND ISLAND, VIC 3880	\$559,600	22/12/2017
6 ADMIRALS QY, PAYNESVILLE, VIC 3880	\$602,000	14/06/2018

