

# 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 or  
locality and postcode

Villa 25, 1-5 Canal Road, PAYNESVILLE VIC 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 \$310,000.00

or range between \$

&

\$

### Median sale price

Median price

\$245,000.00

Property type

UNIT

Suburb

PAYNESVILLE

Period - From

01-09-2018

to

27-09-2019

Source

CORELOGIC

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. Unit 43, 1-5 Canal Road, Paynesville Vic 3880	\$275,000.00	29-07-2019
2. Unit 42, 1-5 Canal Road, Paynesville Vic 3880	\$260,000.00	06-05-2019
3.	\$	

### And

**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: 24-10-2019