

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



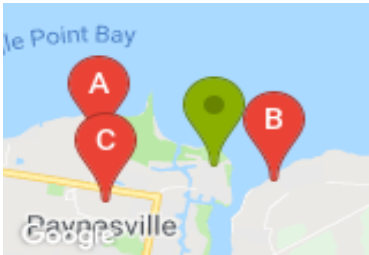
**23 MCMILLAN GROVE, PAYNESVILLE, VIC**  3  2  4

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$539,000**

## MEDIAN SALE PRICE



**PAYNESVILLE, VIC, 3880**

Suburb Median Sale Price (House)

**\$315,000**

01 October 2017 to 30 September 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.



**25 EAGLE BAY TCE, EAGLE POINT, VIC 3878**  3  2  2

Sale Price

**\$545,000**

Sale Date: 23/08/2018

Distance from Property: 1.5km



**221 WESTERN BVD, RAYMOND ISLAND, VIC**  3  2  2

Sale Price

**\$565,000**

Sale Date: 24/07/2018

Distance from Property: 813m



**28 RIVIERA CL, PAYNESVILLE, VIC 3880**  3  2  3

Sale Price

**\$565,000**

Sale Date: 01/07/2018

Distance from Property: 1.5km



This report has been compiled on 13/11/2018 by Ashwood van Reyk Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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 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](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

23 MCMILLAN GROVE, PAYNESVILLE, VIC 3880


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$539,000

### Median sale price

Median price \$315,000 House  Unit  Suburb PAYNESVILLE

Period 01 October 2017 to 30 September 2018 Source 

### 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
25 EAGLE BAY TCE, EAGLE POINT, VIC 3878	\$545,000	23/08/2018
221 WESTERN BVD, RAYMOND ISLAND, VIC 3880	\$565,000	24/07/2018
28 RIVIERA CL, PAYNESVILLE, VIC 3880	\$565,000	01/07/2018