

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

122 Newlands Drive Paynesville VIC 3880

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

*House

X

*Unit

Suburb

Paynesville

Period-from

01 Sep 2017

to

31 Aug 2018

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

18 Woodland Court Paynesville VIC 3880	\$345,000	03-Nov-17
115 Newlands Drive Paynesville VIC 3880	\$375,000	26-Mar-18
83A Newlands Drive Paynesville VIC 3880	\$375,000	16-Jun-17

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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18 Woodland Court Paynesville VIC 3880 Sold Price **\$345,000** Sold Date **03-Nov-17**

 3  2  1

Distance **0.03km**



115 Newlands Drive Paynesville VIC 3880 Sold Price **\$375,000** Sold Date **26-Mar-18**

 3  2  3

Distance **0.08km**



83A Newlands Drive Paynesville VIC 3880 Sold Price Sold Date **16-Jun-17**

 3  2  2

Distance **0.25km**

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