

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31A PAYNESVILLE ROAD, PAYNESVILLE,  3  2  -

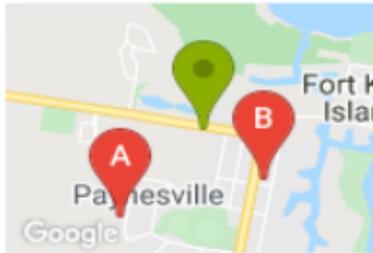
Indicative Selling Price

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

Price Range: **425,000. to 425,000.**

Provided by: Lorraine Edlington, LJ Hooker Paynesville

MEDIAN SALE PRICE



PAYNESVILLE, VIC, 3880

Suburb Median Sale Price (House)

\$390,000

01 January 2020 to 31 December 2020

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.



19 BISHOP VIEW, PAYNESVILLE, VIC 3880  3  2  2

Sale Price

\$415,000

Sale Date: 05/10/2020

Distance from Property: 837m



97 LANGFORD PDE, PAYNESVILLE, VIC 3880  3  2  2

Sale Price

\$404,000

Sale Date: 12/10/2020

Distance from Property: 544m



17 BISHOP VIEW, PAYNESVILLE, VIC 3880  3  2  2

Sale Price

***\$422,000**

Sale Date: 15/10/2020

Distance from Property: 781m

This report has been compiled on 11/02/2021 by LJ Hooker Paynesville. Property Data Solutions Pty Ltd 2021 - 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.

Property offered for sale

Address
Including suburb and

Indicative selling price

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

Price Range:

Median sale price

Median price Property type Suburb
Period 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
19 BISHOP VIEW, PAYNESVILLE, VIC 3880	\$415,000	05/10/2020
97 LANGFORD PDE, PAYNESVILLE, VIC 3880	\$404,000	12/10/2020
17 BISHOP VIEW, PAYNESVILLE, VIC 3880	*\$422,000	15/10/2020

This Statement of Information was prepared