

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 and
postcode

6 McMillan Grove 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

\$479,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

 Property type

House

 Suburb

Paynesville

Period-from

01 Jul 2020

 to

30 Jun 2021

 Source

Corelogic

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

A* 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
11 McMillan Grove Paynesville VIC 3880	\$465,000	27-Jan-21
10 Canal Road Paynesville VIC 3880	\$465,000	08-Jul-21
66 Langford Parade Paynesville VIC 3880	\$440,000	09-Jul-21

OR

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: 15 July 2021



11 McMillan Grove Paynesville VIC 3880

Sold Price **\$465,000** Sold Date **27-Jan-21**

 3  2  5

Distance **0.04km**



10 Canal Road Paynesville VIC 3880

Sold Price ^{RS} **\$465,000** ^{UN} Sold Date **08-Jul-21**

 4  3  2

Distance **0.67km**



66 Langford Parade Paynesville VIC 3880

Sold Price ^{RS} **\$440,000** ^{UN} Sold Date **09-Jul-21**

 3  1  1

Distance **1.14km**

RS = Recent sale UN = Undisclosed Sale

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