

# 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

Lot 74 Coast Avenue, PAYNESVILLE 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 \$147,500

or range between \$\*

&

\$

### Median sale price

Median price

\$180,000

Property type

Land

Suburb

Paynesville

Period - From

01 Aug  
2019

to

1 Dec 2020

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

1 – 19 Bedggood Grove, Paynesville 3880	\$140,000	10/01/2020
2 – 11 Bedggood Grove, Paynesville 3880	\$140,000	12/03/2020
3 – 5 Bedggood Grove, Paynesville 3880	\$145,000	29/06/2020

This Statement of Information was prepared on: 1.12.2020