

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/54 MAIN ROAD, PAYNESVILLE, VIC 3880 🕮 3 🕒 1 🚓 1







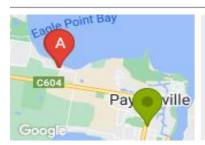
Indicative Selling Price

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

Single Price: \$275,000

Provided by: Lucy Darby, LJ Hooker Paynesville

MEDIAN SALE PRICE



PAYNESVILLE, VIC, 3880

Suburb Median Sale Price (Unit)

\$391,500

01 October 2022 to 30 September 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



4/155 BAY RD, EAGLE POINT, VIC 3878







Sale Price

\$285,000

Sale Date: 17/11/2022

Distance from Property: 2.8km





1/155 BAY RD, EAGLE POINT, VIC 3878







Sale Price \$265,000

Sale Date: 15/11/2022

Distance from Property: 2.8km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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 before being entered in this Statement of Information.

Address Including suburb and postcode	2/54 MAIN ROAD, PAYNESVILLE, VIC 3880
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Indicative selling price

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Single Price:	\$275,000
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Median sale price

Median price	edian price \$391,500		type Unit		PAYNESVILLE	
Period	01 October 2022 to 30 2023	September	Source	P	oricefinder	

Comparable property sales

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.

Address of comparable property	Price	Date of sale	
4/155 BAY RD, EAGLE POINT, VIC 3878	\$285,000	17/11/2022	
1/155 BAY RD, EAGLE POINT, VIC 3878	\$265,000	15/11/2022	

This Statement of Information was prepared on: | 05/12/2023

05/12/2023

