

# 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

Unit 6, 1-5 Canal Road, PAYNESVILLE VIC 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 \$279,000.00 or range between \$ & \$

### Median sale price

Median price \$371,000.00 Property type UNIT Suburb PAYNESVILLE

Period - From 01-04-2019 to 28-04-2020 Source CORELOGIC

### 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
1. Unit 43, 1-5 Canal Road, PAYNESVILLE VIC 3880	\$275,000.00	29-07-2019
2. Unit 42, 1-5 Canal Road, PAYNESVILLE VIC 3880	\$260,000.00	06-05-2019
3. Unit 25, 1-5 Canal Road, PAYNESVILLE VIC 3880	\$304,000.00	13-11-2018

This Statement of Information was prepared on: 05-05-2020