LAND Offered for Sale
31 Magnetic Retreat Paynesville VIC 3880

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

Single Price $130,000

Median Sale Price
$126,500 Lands in Paynesville between 01 Jul 2018 - 30 Jun 2019
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.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Sold Price</th>
<th>Sold Date</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>23 Magnetic Retreat Paynesville VIC 3880</td>
<td>$122,500</td>
<td>25-Mar-19</td>
<td>0.07km</td>
</tr>
<tr>
<td>15 Magnetic Retreat Paynesville VIC 3880</td>
<td>$165,000</td>
<td>13-Jun-18</td>
<td>0.08km</td>
</tr>
<tr>
<td>8 Magnetic Retreat Paynesville VIC 3880</td>
<td>$140,000</td>
<td>23-Apr-18</td>
<td>0.12km</td>
</tr>
</tbody>
</table>

RS = Recent sale  UN = Undisclosed Sale

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