

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 HARBOUR COURT, PAYNESVILLE, VIC

 3  2  2

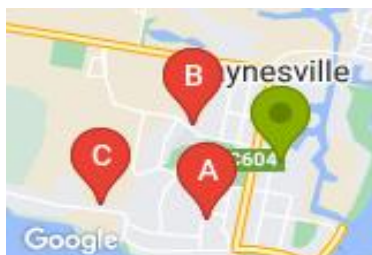
Indicative Selling Price

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

Price Range: \$570,000 to \$570,000

Provided by: Lorraine Edlington, LJ Hooker Paynesville

MEDIAN SALE PRICE



PAYNESVILLE, VIC, 3880

Suburb Median Sale Price (House)

\$565,000

01 April 2022 to 31 March 2023

Provided by: 

COMPARABLE PROPERTIES

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.



10 REYNOLDS ST, PAYNESVILLE, VIC 3880

 3  1  4

Sale Price

\$510,000

Sale Date: 15/03/2023

Distance from Property: 638m



46 ASHLEY ST, PAYNESVILLE, VIC 3880

 3  2  2

Sale Price

\$510,000

Sale Date: 03/05/2023

Distance from Property: 637m



98 NEWLANDS DR, PAYNESVILLE, VIC 3880

 3  2  2

Sale Price

\$515,000

Sale Date: 15/03/2023

Distance from Property: 1.2km



This report has been compiled on 17/06/2023 by LJ Hooker Paynesville. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

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

Property offered for sale

Address
Including suburb and
postcode

6 HARBOUR COURT, PAYNESVILLE, VIC 3880

Indicative selling price

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

Price Range:

\$570,000 to \$570,000

Median sale price

Median price

\$565,000

Property type

House

Suburb

PAYNESVILLE

Period

01 April 2022 to 31 March 2023

Source

pricfinder

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

10 REYNOLDS ST, PAYNESVILLE, VIC 3880	\$510,000	15/03/2023
46 ASHLEY ST, PAYNESVILLE, VIC 3880	\$510,000	03/05/2023
98 NEWLANDS DR, PAYNESVILLE, VIC 3880	\$515,000	15/03/2023

This Statement of Information was prepared on:

17/06/2023