

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

12 Marina Drive, Paynesville Vic 3880

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$320,000 Property Type House Suburb Paynesville

Period - From 21/01/2019 to 20/01/2020 Source REIV

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	26 Eagle Bay Tce EAGLE POINT 3878	\$720,000	15/01/2019
2	125 Western Blvd RAYMOND ISLAND 3880	\$715,000	04/10/2018
3	9 River Gum Cl EAGLE POINT 3878	\$645,000	07/10/2019

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

21/01/2020 17:12

12 Marina Drive, Paynesville Vic 3880

Elite
Women Real Estate

Elizabeth Dumonic

03 8802 4418

0411 240 333

elizabeth@elite1.net.au

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

21/01/2019 - 20/01/2020: \$320,000



6 2 4

Rooms: 10

Property Type: Beach House / BmB

Land Size: 1111 sqm approx

[Agent Comments](#)

Comparable Properties



26 Eagle Bay Tce EAGLE POINT 3878 (REI/VG) [Agent Comments](#)

4 2 4

Price: \$720,000

Method: Private Sale

Date: 15/01/2019

Property Type: House

Land Size: 955 sqm approx

125 Western Blvd RAYMOND ISLAND 3880 (VG)

[Agent Comments](#)

4 - -

Price: \$715,000

Method: Sale

Date: 04/10/2018

Property Type: House (Res)

Land Size: 1035 sqm approx



9 River Gum Ct EAGLE POINT 3878 (VG)

[Agent Comments](#)

4 - -

Price: \$645,000

Method: Sale

Date: 07/10/2019

Property Type: House (Res)

Land Size: 1675 sqm approx

Account - Elite Women Real Estate | P: 0388024418



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.