

## 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 and  
postcode

4/85 FORT KING ROAD PAYNESVILLE VIC 3880

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Unit

Suburb

Paynesville

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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

44/5 CANAL ROAD PAYNESVILLE VIC 3880	\$425,000	24-Jul-24
31B PAYNESVILLE ROAD PAYNESVILLE VIC 3880	\$475,000	16-Aug-24
2/1 WINDJAMMER COURT PAYNESVILLE VIC 3880	\$565,000	06-May-24

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: 22 August 2024

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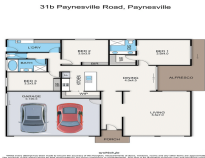


**44/5 CANAL ROAD PAYNESVILLE  
VIC 3880**

 2  1  1

Sold Price <sup>RS</sup> **\$425,000** <sup>UN</sup> Sold Date **24-Jul-24**

Distance **0.71km**



**31B PAYNESVILLE ROAD  
PAYNESVILLE VIC 3880**

 3  2  2

Sold Price <sup>RS</sup> **\$475,000** <sup>UN</sup> Sold Date **16-Aug-24**

Distance **1.26km**



**2/1 WINDJAMMER COURT  
PAYNESVILLE VIC 3880**

 2  1  -

Sold Price <sup>RS</sup> **\$565,000** Sold Date **06-May-24**

Distance **0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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