

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

5 KINGS ROAD PAYNESVILLE VIC 3880

Indicative selling price

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

Single Price

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Paynesville

Period-from

01 Nov 2022

to

31 Oct 2023

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

12 LARA CLOSE PAYNESVILLE VIC 3880	\$434,000	16-Sep-22
2/30 QUEEN STREET PAYNESVILLE VIC 3880	\$460,000	09-Dec-22
131 BAY ROAD EAGLE POINT VIC 3878	\$438,000	27-Oct-23

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: 03 November 2023


12 LARA CLOSE PAYNESVILLE VIC 3880

Sold Price

\$434,000

Sold Date

16-Sep-22
 3  1  4

Distance

0.82km

2/30 QUEEN STREET PAYNESVILLE VIC 3880

Sold Price

\$460,000

Sold Date

09-Dec-22
 2  1  2

Distance

1.52km

131 BAY ROAD EAGLE POINT VIC 3878

Sold Price

^{RS} **\$438,000**

Sold Date

27-Oct-23
 3  1  2

Distance

3.22km

32 CUMMING STREET PAYNESVILLE VIC 3880

Sold Price

\$450,000

Sold Date

11-Apr-23
 3  2  2

Distance

0.74km

36 VAUGHAN STREET PAYNESVILLE VIC 3880

Sold Price

\$430,000

Sold Date

24-Aug-22
 3  1  2

Distance

0.86km

26 VAUGHAN STREET PAYNESVILLE VIC 3880

Sold Price

\$420,000

Sold Date

22-Aug-22
 2  1  2

Distance

0.9km
RS = Recent sale

UN = Undisclosed Sale

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