

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

25 Reynolds Street 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

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

House

Suburb

Paynesville

Period-from

01 Jan 2021

to

31 Dec 2021

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

16 Reynolds Street Paynesville VIC 3880	\$435,000	10-Nov-21
12 Queen Street Paynesville VIC 3880	\$450,000	08-Nov-21
25 Waratah Avenue Paynesville VIC 3880	\$457,500	20-Dec-21

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: 05 January 2022



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16 Reynolds Street Paynesville VIC 3880

Sold Price

\$435,000

Sold Date

10-Nov-21

3 1 1

Distance

0.08km



12 Queen Street Paynesville VIC 3880

Sold Price

\$450,000

Sold Date

08-Nov-21

3 2 4

Distance

0.25km



25 Waratah Avenue Paynesville VIC 3880

Sold Price

^{RS} **\$457,500** ^{UN}

Sold Date

20-Dec-21

3 2 1

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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