



## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

43 Coast Avenue Paynesville VIC 3880

3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$317,500

### Median Sale Price

\$351,500 Houses in Paynesville between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.



**39 Coast Avenue Paynesville VIC 3880**

4 2 3

Sold Price

**\$301,500**

Sold Date

**30-Apr-18**

Distance

**0.05km**



**60 Ashley Street Paynesville VIC 3880**

3 2 2

Sold Price

**\$290,000**

Sold Date

**08-Feb-18**

Distance

**0.35km**



**80 King Street Paynesville VIC 3880**

3 2 2

Sold Price

**\$310,000**

Sold Date

**05-Nov-18**

Distance

**0.65km**

RS = Recent sale

UN = Undisclosed Sale

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