

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

152 NEWLANDS DRIVE 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Paynesville

Period-from

01 Feb 2024

to

31 Jan 2025

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

1070 PAYNESVILLE ROAD EAGLE POINT VIC 3878	\$500,000	19-Dec-24
10 SPRINGWOOD RISE NEWLANDS ARM VIC 3875	\$450,000	10-Dec-24
19 REYNOLDS STREET PAYNESVILLE VIC 3880	\$460,000	31-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.

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**1070 PAYNESVILLE ROAD EAGLE
POINT VIC 3878**

 2  1  2

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **19-Dec-24**

Distance **2.23km**

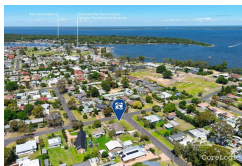


**10 SPRINGWOOD RISE NEWLANDS
ARM VIC 3875**

 3  1  -

Sold Price **\$450,000** Sold Date **10-Dec-24**

Distance **1.08km**



**19 REYNOLDS STREET
PAYNESVILLE VIC 3880**

 3  1  1

Sold Price **\$460,000** Sold Date **31-May-24**

Distance **1.21km**

RS = Recent sale **UN** = Undisclosed Sale

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