

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

30 SUNSET BOULEVARD 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

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Paynesville

Period-from

01 Nov 2023

to

31 Oct 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

32 HOUGHTON CRESCENT EAGLE POINT VIC 3878	\$685,000	09-Apr-24
6 TAHOE COURT NEWLANDS ARM VIC 3875	\$670,000	06-Jul-23
19 WOODMAN ROAD EAGLE POINT VIC 3878	\$670,000	02-Sep-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: 09 November 2024

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**32 HOUGHTON CRESCENT EAGLE
POINT VIC 3878**

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Sold Price

\$685,000Sold Date **09-Apr-24**Distance **2.56km****6 TAHOE COURT NEWLANDS ARM
VIC 3875**

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Sold Price

\$670,000Sold Date **06-Jul-23**Distance **2.74km****19 WOODMAN ROAD EAGLE
POINT VIC 3878**

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Sold Price

Sold Date **02-Sep-23**Distance **3.12km**

RS = Recent sale

UN = Undisclosed Sale

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