

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

38 MAY PARK 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Paynesville

Period-from

01 Oct 2023

to

30 Sep 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

34 ASHLEY STREET PAYNESVILLE VIC 3880	\$780,000	06-May-24
24 SCHOONER TERRACE PAYNESVILLE VIC 3880	\$799,000	23-Apr-24
34 AQUABELLA DRIVE EAGLE POINT VIC 3878	\$780,000	02-Jan-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.

This Statement of Information was prepared on: 02 October 2024

Shaun Carr
P 03 5153 2929
M 0455 540 207
E shaun.carr@obre.com.au



**34 ASHLEY STREET PAYNESVILLE
VIC 3880**

 4  2  3

Sold Price

\$780,000

Sold Date **06-May-24**

Distance **0.36km**



**24 SCHOONER TERRACE
PAYNESVILLE VIC 3880**

 4  2  2

Sold Price

^{RS} **\$799,000**

Sold Date **23-Apr-24**

Distance **0.72km**



**34 AQUABELLA DRIVE EAGLE
POINT VIC 3878**

 4  2  5

Sold Price

\$780,000

Sold Date **02-Jan-24**

Distance **3.7km**

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

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