

## 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

14 SMALLMAN COURT PAYNESVILLE VIC 3880

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Paynesville

Period-from

01 Mar 2024

to

28 Feb 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

38 COAST AVENUE PAYNESVILLE VIC 3880	\$485,000	11-Nov-24
35 COAST AVENUE PAYNESVILLE VIC 3880	\$500,000	27-Nov-24
3 ALICE COURT PAYNESVILLE VIC 3880	\$515,000	08-Nov-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: 19 March 2025

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**38 COAST AVENUE PAYNESVILLE VIC 3880**

Sold Price

**\$485,000**

Sold Date

**11-Nov-24**



4



2



2

Distance

**0.12km**



**35 COAST AVENUE PAYNESVILLE VIC 3880**

Sold Price

**\$500,000**

Sold Date

**27-Nov-24**



4



2



2

Distance

**0.16km**



**3 ALICE COURT PAYNESVILLE VIC 3880**

Sold Price

**\$515,000**

Sold Date

**08-Nov-24**



4



2



2

Distance

**0.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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