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<br>Including suburb and postcode | 48 LANGFORD PARADE 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 | $442,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $495,000 | 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 |
|---|---|---|
| 31 REYNOLDS STREET PAYNESVILLE VIC 3880 | $445,000 | 12-Sep-23 |
| 24 PAYNESVILLE ROAD PAYNESVILLE VIC 3880 | $440,000 | 14-Jun-23 |
| 7 WAVERLEY COURT PAYNESVILLE VIC 3880 | $425,000 | 09-Feb-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: 10 October 2024

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**31 REYNOLDS STREET**
**PAYNESVILLE VIC 3880**

3 1 1

Sold Price **$445,000** Sold Date **12-Sep-23**

Distance **0.47km**



**24 PAYNESVILLE ROAD**
**PAYNESVILLE VIC 3880**

2 1 1

Sold Price **$440,000** Sold Date **14-Jun-23**

Distance **0.92km**



**7 WAVERLEY COURT**
**PAYNESVILLE VIC 3880**

3 1 1

Sold Price **$425,000** Sold Date **09-Feb-24**

Distance **1.29km**

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

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