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	2/21 GILSENAN STREET 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	$450,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$410,000	Property type	Unit	Suburb	Paynesville
Period-from	01 Dec 2023	to	30 Nov 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
4/65 NEWLANDS DRIVE PAYNESVILLE VIC 3880	$429,000	27-Nov-24
32B VICTORIA STREET PAYNESVILLE VIC 3880	$459,000	25-Sep-24
3/39 VICTORIA STREET PAYNESVILLE VIC 3880	$427,000	05-Jun-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: 14 December 2024

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4/65 NEWLANDS DRIVE PAYNESVILLE VIC 3880

2 1 1

Sold Price RS **$429,000** Sold Date **27-Nov-24**

Distance **0.28km**



32B VICTORIA STREET PAYNESVILLE VIC 3880

2 1 1

Sold Price **$459,000** Sold Date **25-Sep-24**

Distance **0.87km**



3/39 VICTORIA STREET PAYNESVILLE VIC 3880

2 1 1

Sold Price **$427,000** Sold Date **05-Jun-24**

Distance **0.71km**

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

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