

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

22 SIXTH AVENUE RAYMOND ISLAND 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Raymond Island

Period-from

01 Mar 2023

to

29 Feb 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

19 LANGFORD PARADE PAYNESVILLE VIC 3880	\$595,000	16-Sep-22
7 HORIZON WAY NEWLANDS ARM VIC 3875	\$570,000	07-Nov-22
54 NEWLANDS DRIVE PAYNESVILLE VIC 3880	\$595,000	07-Jun-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: 13 March 2024



**19 LANGFORD PARADE
PAYNESVILLE VIC 3880**

 3  2  3

Sold Price **\$595,000** Sold Date **16-Sep-22**

Distance **1.01km**



**7 HORIZON WAY NEWLANDS ARM
VIC 3875**

 3  2  2

Sold Price **\$570,000** Sold Date **07-Nov-22**

Distance **2.55km**



**54 NEWLANDS DRIVE
PAYNESVILLE VIC 3880**

 3  2  1

Sold Price **\$595,000** Sold Date **07-Jun-23**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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