

## 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

36 LAKE SHORE DRIVE NEWLANDS ARM VIC 3875

### 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

\$760,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Newlands Arm

Period-from

01 Feb 2023

to

31 Jan 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

36 FULLARTON DRIVE PAYNESVILLE VIC 3880	\$760,000	21-Aug-23
5 MARAVITO TERRACE EAGLE POINT VIC 3878	\$759,000	04-Jul-23
3 BINDI COURT PAYNESVILLE VIC 3880	\$747,000	23-Feb-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: 17 February 2024

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**36 FULLARTON DRIVE  
PAYNESVILLE VIC 3880**

 3  2  2

Sold Price **\$760,000** Sold Date **21-Aug-23**

Distance **2.46km**



**5 MARAVITO TERRACE EAGLE  
POINT VIC 3878**

 4  2  2

Sold Price **\$759,000** Sold Date **04-Jul-23**

Distance **3.86km**



**3 BINDI COURT PAYNESVILLE VIC  
3880**

 4  2  2

Sold Price **\$747,000** Sold Date **23-Feb-23**

Distance **2.61km**

RS = Recent sale

UN = Undisclosed Sale

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