

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

38 COAST AVENUE 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

Paynesville

Period-from

01 Jul 2023

to

30 Jun 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

40 COAST AVENUE PAYNESVILLE VIC 3880	\$480,000	06-Sep-23
32 COAST AVENUE PAYNESVILLE VIC 3880	\$500,000	20-Apr-23
11 JIM WAY PAYNESVILLE VIC 3880	\$485,000	15-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: 02 July 2024

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40 COAST AVENUE PAYNESVILLE VIC 3880

 4  2  2

Sold Price

\$480,000

Sold Date

06-Sep-23

Distance

0.02km



32 COAST AVENUE PAYNESVILLE VIC 3880

 4  2  2

Sold Price

\$500,000

Sold Date

20-Apr-23

Distance

0.05km



11 JIM WAY PAYNESVILLE VIC 3880

 4  2  3

Sold Price

\$485,000

Sold Date

15-Feb-24

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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