

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

9 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

Paynesville

Period-from

01 Jun 2023

to

31 May 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

13 COAST AVENUE PAYNESVILLE VIC 3880	\$520,000	18-Jan-24
10 DIGNEY STREET PAYNESVILLE VIC 3880	\$513,000	06-Jun-23
3/1 RIVIERA CLOSE PAYNESVILLE VIC 3880	\$460,000	04-May-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: 29 June 2024



**13 COAST AVENUE PAYNESVILLE
VIC 3880**

 3  2  4

Sold Price

\$520,000

Sold Date

18-Jan-24

Distance

0.04km



**10 DIGNEY STREET PAYNESVILLE
VIC 3880**

 3  2  2

Sold Price

\$513,000

Sold Date

06-Jun-23

Distance

0.17km



**3/1 RIVIERA CLOSE PAYNESVILLE
VIC 3880**

 3  2  1

Sold Price

\$460,000

Sold Date

04-May-24

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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