

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

1068 PAYNESVILLE ROAD EAGLE POINT VIC 3878

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$250,000

Property type

Land

Suburb

Eagle Point

Period-from

01 Jun 2021

to

31 May 2022

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

2 KELLINA COURT PAYNESVILLE VIC 3880	\$550,000	10-Feb-21
15 NEWTON CLOSE PAYNESVILLE VIC 3880	\$540,000	14-Dec-21
27 NEWTON CLOSE PAYNESVILLE VIC 3880	\$525,000	03-Feb-22

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: 09 June 2022



**2 KELLINA COURT PAYNESVILLE
 VIC 3880**

3 2 2

Sold Price

\$550,000

Sold Date

10-Feb-21

Distance

1.75km



**15 NEWTON CLOSE PAYNESVILLE
 VIC 3880**

4 2 1

Sold Price

\$540,000

Sold Date

14-Dec-21

Distance

2.92km



**27 NEWTON CLOSE PAYNESVILLE
 VIC 3880**

3 2 3

Sold Price

\$525,000

Sold Date

03-Feb-22

Distance

2.99km

RS = Recent sale

UN = Undisclosed Sale

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