

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

4 Eaton Place 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

or range
between

\$350,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$319,000

Property type

House

Suburb

Paynesville

Period-from

01 Nov 2018

to

31 Oct 2019

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

86A Main Road Paynesville VIC 3880	\$350,000	01-Jul-18
13 Rex Street Paynesville VIC 3880	\$358,000	11-Sep-19
3 Mara Close Paynesville VIC 3880	\$365,000	03-Dec-18

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: 27 November 2019



86A Main Road Paynesville VIC 3880

3 2 2

Sold Price

\$350,000

Sold Date

01-Jul-18

Distance

0.36km



13 Rex Street Paynesville VIC 3880

3 2 1

Sold Price

\$358,000

Sold Date

11-Sep-19

Distance

0.68km



3 Mara Close Paynesville VIC 3880

3 2 1

Sold Price

\$365,000

Sold Date

03-Dec-18

Distance

0.85km



39A Gilsenan Street Paynesville VIC 3880

3 2 2

Sold Price

\$350,000

Sold Date

30-Jan-19

Distance

1km



80 Ashley Street Paynesville VIC 3880

3 2 2

Sold Price

\$355,000

Sold Date

27-Sep-18

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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