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

129 KING	STREET	PAYNESVILI	3880
1201010			0000

Indicative selling price

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

Single Price	\$699,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$515,000	Prop	Property type		Other		Suburb Paynesville	
Period-from	01 Mar 2023	to	29 Feb 2	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
74 ASHLEY STREET PAYNESVILLE VIC 3880	\$725,000	21-Aug-23
151A NEWLANDS DRIVE PAYNESVILLE VIC 3880	\$720,000	27-Jun-23
13 THE GRANGE PAYNESVILLE VIC 3880	\$670,000	28-Apr-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: 20 March 2024

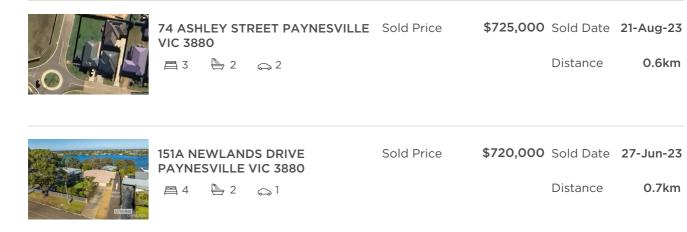


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and the	13 THE 3880	GRANGI	E PAYNESVILLE VIC	Sold Price	\$670,000	Sold Date	28-Apr-23
	₿ 3					Distance	0.93km

RS = Recent sale UN = Undisclosed Sale

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