

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

23B LANGFORD PARADE, PAYNESVILLE,  -  -  -

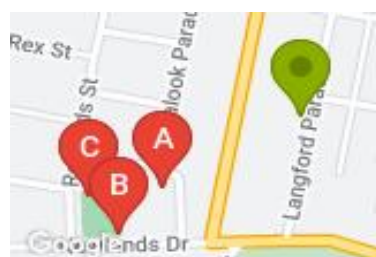
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$295,000 to \$295,000**

Provided by: Lorraine Edlington, LJ Hooker Paynesville

## MEDIAN SALE PRICE



PAYNESVILLE, VIC, 3880

Suburb Median Sale Price (Vacant Land)

**\$237,500**

01 July 2023 to 30 June 2024

Provided by: 

## COMPARABLE PROPERTIES

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.



9 TOONLOOK PDE, PAYNESVILLE, VIC 3880  -  -  -

Sale Price

**\$290,000**

Sale Date: 17/02/2023

Distance from Property: 258m



14 NEWLANDS DR, PAYNESVILLE, VIC 3880  -  -  -

Sale Price

**\$261,500**

Sale Date: 15/03/2023

Distance from Property: 362m



8 REYNOLDS ST, PAYNESVILLE, VIC 3880  -  -  -

Sale Price

**\$265,000**

Sale Date: 15/03/2024

Distance from Property: 374m



This report has been compiled on 23/07/2024 by LJ Hooker Paynesville. Property Data Solutions Pty Ltd 2024 - [www.pricfinder.com.au](http://www.pricfinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

23B LANGFORD PARADE, PAYNESVILLE, VIC 3880

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$295,000 to \$295,000


### Median sale price

Median price: \$237,500

Property type: Vacant Land

Suburb: PAYNESVILLE

Period: 01 July 2023 to 30 June 2024

Source: 

### Comparable property sales

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
9 TOONALOOK PDE, PAYNESVILLE, VIC 3880	\$290,000	17/02/2023
14 NEWLANDS DR, PAYNESVILLE, VIC 3880	\$261,500	15/03/2023
8 REYNOLDS ST, PAYNESVILLE, VIC 3880	\$265,000	15/03/2024

This Statement of Information was prepared on: 23/07/2024