

# 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 or  
locality and postcode

200 The Boulevard, Paradise Beach Vic 3851

### Indicative selling price

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

Single price \$500,000

### Median sale price

Median price \$385,000

Property Type House

Suburb Paradise Beach

Period - From 04/07/2021

to 03/07/2022

Source REIV

### 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 eighteen 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
1	12 The Boulevard PARADISE BEACH 3851	\$510,000	21/03/2022
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

04/07/2022 14:22

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$500,000  
**Median House Price**  
04/07/2021 - 03/07/2022: \$385,000

## Comparable Properties

**12 The Boulevard PARADISE BEACH 3851 (VG)** Agent Comments



**Price:** \$510,000  
**Method:** Sale  
**Date:** 21/03/2022  
**Property Type:** House (Res)

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 eighteen months.