





Rooms:

Property Type: Land Land Size: 843 sqm **Agent Comments**

Indicative Selling Price \$189,950

Comparable Properties

24 Seventh Av PARADISE BEACH 3851 (VG)

└─ 2

Price: \$222,000 Method: Sale Date: 16/05/2016 Rooms: -

Property Type: House (Res) Land Size: 843 sqm

133 Seventh Av PARADISE BEACH 3851 (VG) Agent Comments

Agent Comments

Agent Comments

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Price: \$210,000 Method: Sale Date: 10/09/2016 Rooms: -

Property Type: House (Res) Land Size: 674 sqm

170 Seventh Av PARADISE BEACH 3851 (VG)

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Price: \$160,000 Method: Sale Date: 16/01/2017 Rooms: -

Property Type: House (Res) Land Size: 843 sqm

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088 Generated: 10/05/2017 10:30





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	74 Seventh Avenue, Paradise Beach Vic 3851
Including suburb or	
locality andpostcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	House	X	Suburb or lo	cality Paradise Beach
Period - From	to		Source	REIV

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
24 Seventh Av PARADISE BEACH 3851	\$222,000	16/05/2016
133 Seventh Av PARADISE BEACH 3851	\$210,000	10/09/2016
170 Seventh Av PARADISE BEACH 3851	\$160,000	16/01/2017







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