



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

Indicative Selling Price
 \$189,950

Comparable Properties

24 Seventh Av PARADISE BEACH 3851 (VG) Agent Comments



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



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) Agent Comments



Price: \$160,000
Method: Sale
Date: 16/01/2017
Rooms: -
Property Type: House (Res)
Land Size: 843 sqm

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

74 Seventh Avenue, Paradise Beach Vic 3851

Indicative selling price

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

Single price \$189,950

Median sale price

Median price

House

X

Suburb or locality

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