



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

56 The Boulevard Paradise Beach 3851

Indicative selling price

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

Range

To

Median sale price

Median price

\$302,500

Property type

House

Suburb

Paradise Beach

Period - From

Jul 2021

to

Oct 2021

Source

Pricefinder

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
136 The Boulevard, Paradise Beach 3851	\$327,500	20/10/2021
5 Twenty Fifth Avenue, Paradise Beach 3851	\$268,000	12/10/2021
15 Ocean Court, Golden Beach 3851	\$315,000	27/06/2021

This Statement of Information was prepared on: 20th October 2021