



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 18 Seventh Avenue, 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 \$330,000 To \$360,000

Median sale price

Median price \$382,000 Property type House Suburb Paradise Beach

Period - From May 2023 to Jul 2023 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
11 Rainbow Road, Golden Beach 3851	\$400,000	30/06/2023
52 Seventh Avenue, Paradise Beach 3851	\$347,000	23/09/2022
140 The Boulevard, Paradise Beach 3851	\$400,000	19/06/2023

This Statement of Information was prepared on: 23rd July 2023