



## 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 16 Eighteenth Street, Paradise Beach 3851

### Indicative selling price

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

Range \$380,000 To \$420,000

### Median sale price

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

Period - From Mar 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
140 The Boulevard, Paradise Beach 3851	\$400,000	19/06/2023
52 Seventh Avenue, Paradise Beach 3851	\$347,000	23/09/2022

This Statement of Information was prepared on: 6<sup>th</sup> July 2023