



## 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 37 Sixth Avenue North, 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 \$120,000 To \$132,000

### Median sale price

Median price \$292,000 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 |
|---------------------------------------|-----------|--------------|
| 71 Fairway Avenue, Golden Beach 3851  | \$140,000 | 04/11/2021   |
| 35 Sunburst Avenue, Golden Beach 3851 | \$120,000 | 13/10/2021   |
| 36 First Street, Paradise Beach 3851  | \$125,000 | 28/09/2021   |

This Statement of Information was prepared on: 25<sup>th</sup> November 2021