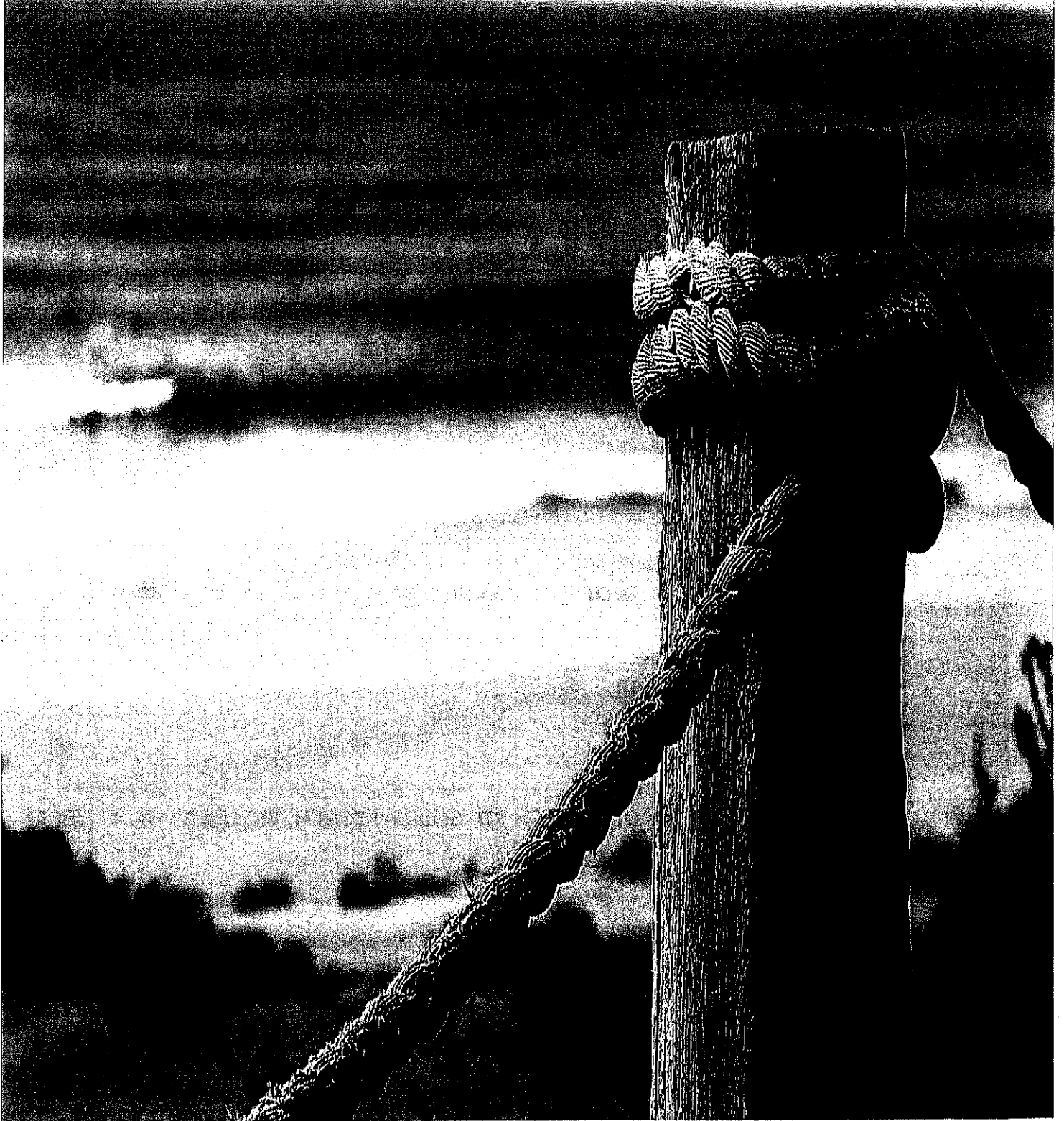


# STATEMENT OF INFORMATION

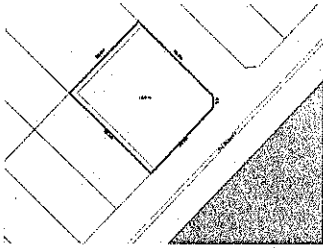
126-128 THE BOULEVARD, PARADISE BEACH, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**126-128 THE BOULEVARD, PARADISE**

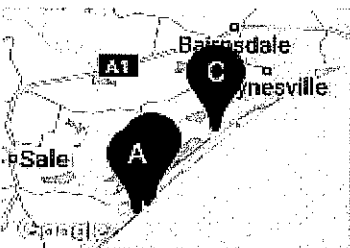
 -  -  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$515,000 to \$567,000**

## MEDIAN SALE PRICE




**PARADISE BEACH, VIC, 3851**

Suburb Median Sale Price (House)

**\$235,000**

01 July 2019 to 30 June 2020

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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.



**336 SHORELINE DR, GOLDEN BEACH, VIC 3851**  3  2  2

Sale Price

**\$470,000**

Sale Date: 08/05/2019

Distance from Property: 4.9km



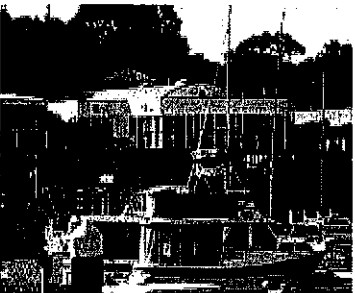
**55 PARADISE BEACH RD, GOLDEN BEACH, VIC**  3  2  6

Sale Price

**\*\$590,000**

Sale Date: 18/06/2020

Distance from Property: 1.7km



**25 MARINA DR, LOCH SPORT, VIC 3851**

 5  3  2

Sale Price

**\$590,000**

Sale Date: 11/10/2018

Distance from Property: 21km



This report has been compiled on 24/09/2020 by Heart Property . Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

126-128 THE BOULEVARD, PARADISE BEACH, VIC 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$515,000 to \$567,000

### Median sale price

Median price \$235,000

Property type

House

Suburb

PARADISE BEACH

Period 01 July 2019 to 30 June 2020

Source



### 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	Price	Date of sale
336 SHORELINE DR, GOLDEN BEACH, VIC 3851	\$470,000	08/05/2019
55 PARADISE BEACH RD, GOLDEN BEACH, VIC 3851	*\$590,000	18/06/2020
25 MARINA DR, LOCH SPORT, VIC 3851	\$590,000	11/10/2018

This Statement of Information was prepared

24/09/2020

