

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
Including suburb or
locality and postcode

5 Thirteenth Street, Paradise Beach Vic 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$298,000

Median sale price

Median price

\$364,500

Property Type

House

Suburb

Paradise Beach

Period - From

02/11/2022

to

01/11/2023

Source

REIV

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
1	53 Fifth Av PARADISE BEACH 3851	\$359,000	24/08/2023
2	52 Seventh Av PARADISE BEACH 3851	\$347,000	01/08/2022
3	53 Fifth Av PARADISE BEACH 3851	\$320,000	23/03/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

02/11/2023 10:46



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Property Type: House
Land Size: 843 sqm approx
Agent Comments

Indicative Selling Price
\$298,000

Median House Price
02/11/2022 - 01/11/2023: \$364,500

Comparable Properties



53 Fifth Av PARADISE BEACH 3851 (REI)

Agent Comments

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Price: \$359,000
Method: Private Sale
Date: 24/08/2023
Property Type: House
Land Size: 847 sqm approx

52 Seventh Av PARADISE BEACH 3851 (VG)

Agent Comments

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Price: \$347,000
Method: Sale
Date: 01/08/2022
Property Type: House (Res)
Land Size: 827 sqm approx



53 Fifth Av PARADISE BEACH 3851 (VG)

Agent Comments

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Price: \$320,000
Method: Sale
Date: 23/03/2023
Property Type: House (Res)
Land Size: 838 sqm approx