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

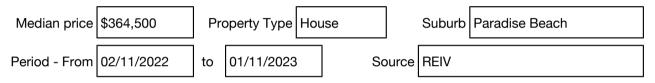
5 Thirteenth Street, Paradise Beach Vic 3851

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
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Single price \$298,000

Median sale price



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







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)



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

Agent Comments

Agent Comments



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)

52 Seventh Av PARADISE BEACH 3851 (VG)



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Agent Comments

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

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



propertydata

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