



## 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 11 Fifteenth 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 \$100,000 To \$110,000

### Median sale price

Median price \$302,500 Property type House Suburb Paradise Beach

Period - From Mar 2021 to July 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
3 Azure Avenue, Golden Beach 3851	\$85,000	19/07/2021
30 Pacific Court, Golden Beach 3851	\$100,000	22/03/2021
31 Spindrift Avenue, Golden Beach 3851	\$89,000	04/06/2021

This Statement of Information was prepared on: 26<sup>th</sup> July 2021