

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

53 Fifth Avenue, Paradise Beach 3851

То

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range \$320,000

\$350,000

Median sale price

Median price	\$350,000		Property type	e House		Suburb	Paradise Beach
Period - From	Jan 2022	to	Apr 2022	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
1 Seabreeze Avenue, Golden Beach 3851	\$350,000	31/03/2022
11 Dolphin Avenue, Golden Beach 3851	\$375,000	17/03/2022
56 The Boulevard, Paradise Beach 3851	\$356,700	17/01/2022

This Statement of Information was prepared on: 10th April 2022

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