



## 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 10 Fourth 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 \$120,000 To \$132,000

### Median sale price

Median price \$352,500 Property type House Suburb Paradise Beach  
Period - From Jan 2023 to May 2023 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
24 First Street, Paradise Beach	\$130,000	10/03/2023
20 Astro Avenue, Golden Beach 3851	\$120,000	29/04/2023
91 Seventh Avenue, Paradise Beach 3851	\$130,000	10/03/2023

This Statement of Information was prepared on: 30<sup>th</sup> May 2023