



## 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 12 Seventh Avenue, 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 \$165,000 To \$180,000

### Median sale price

Median price \$277,500 Property type House Suburb Paradise Beach

Period - From Jun\ 2021 to Sep 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
24-26 Beachcomber Road, Golden Beach 3851	\$185,000	30/08/2021
33 First Street, Paradise Beach 3851	\$160,000	11/05/2021
10 Sea Foam Avenue, Golden Beach 3851	\$200,000	04/05/2021

This Statement of Information was prepared on: 11<sup>th</sup> September 2021