



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 52 Seventh Avenue, Paradise Beach 3851

Indicative selling price

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

Range \$340,000 To \$370,000

Median sale price

Median price \$330,000 Property type House Suburb Paradise Beach

Period - From Nov 2021 to Feb 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
56 The Boulevard, Paradise Beach 3851	\$356,700	17/01/2022
112 Shoreline Drive, Golden Beach 3851	\$355,000	12/01/2022
150 Meridan Road, Golden Beach 3851	\$320,000	17/12/2021

This Statement of Information was prepared on: 13th February 2022