# STATEMENT OF INFORMATION

30 FIRST STREET, PARADISE BEACH, VIC-3851 PREPARED BY ELDERS REAL ESTATE YARRAM & SALE





### STATEMENT OF INFORMATION

#### Section 47AF of the Estate Agents Act 1980



# MEDIAN SALE PRICE



## PARADISE BEACH, VIC, 3851

For the meaning of this price see consumer.vic.au/underquoting

30 FIRST STREET, PARADISE BEACH, VIC 🕮 - 🖾 -

\$121,000 to \$133,000

Suburb Median Sale Price (Other)

01 April 2023 to 31 March 2024

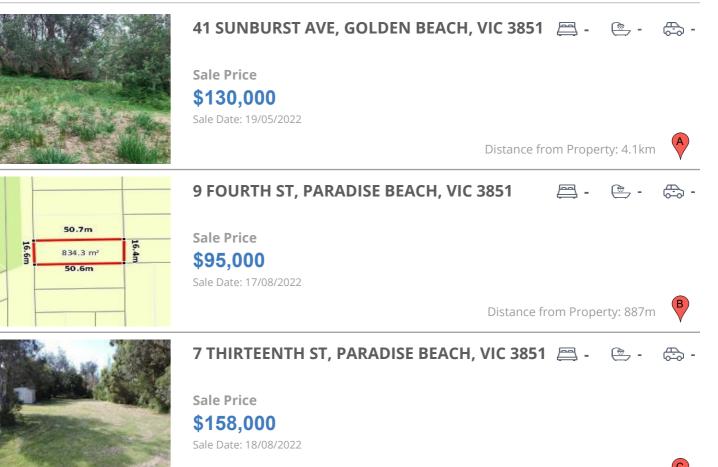
**Indicative Selling Price** 

Price Range:

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



Distance from Property: 422m

This report has been compiled on 18/06/2024 by Elders Real Estate Yarram & Sale. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode

30 FIRST STREET, PARADISE BEACH, VIC 3851

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$121,000 to \$133,000

### Median sale price

Median price		Property type	Other		Suburb	PARADISE BEACH
Period	01 April 2023 to 31 Ma	rch 2024	Source	pricefinder		

#### **Comparable property sales**

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	
41 SUNBURST AVE, GOLDEN BEACH, VIC 3851	\$130,000	19/05/2022	
9 FOURTH ST, PARADISE BEACH, VIC 3851	\$95,000	17/08/2022	
7 THIRTEENTH ST, PARADISE BEACH, VIC 3851	\$158,000	18/08/2022	

This Statement of Information was prepared on: 18

18/06/2024

