

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
Including suburb or
locality and postcode

68 Seventh Avenue, Paradise Beach Vic 3851

Indicative selling price

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

Range between

\$355,000

&

\$369,000

Median sale price

Median price

\$275,000

Property Type

House

Suburb

Paradise Beach

Period - From

08/09/2020

to

07/09/2021

Source

REIV

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	3 Seventh Av PARADISE BEACH 3851	\$375,000	09/05/2020
2	160 Seventh Av PARADISE BEACH 3851	\$350,000	19/06/2021
3	152 Seventh Av PARADISE BEACH 3851	\$345,000	24/03/2021

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

08/09/2021 14:07

Ferg Horan

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Indicative Selling Price

\$355,000 - \$369,000

Median House Price

08/09/2020 - 07/09/2021: \$275,000



Property Type: House (Res)

Land Size: 845 sqm approx

Agent Comments

Comparable Properties

3 Seventh Av PARADISE BEACH 3851 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 09/05/2020

Property Type: House (Res)

Land Size: 675 sqm approx

160 Seventh Av PARADISE BEACH 3851 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 838 sqm approx



152 Seventh Av PARADISE BEACH 3851 (VG)

Agent Comments



Price: \$345,000

Method: Sale

Date: 24/03/2021

Property Type: House (Res)

Land Size: 1694 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690