

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

139 Seventh Avenue, Paradise Beach Vic 3851

Indicative selling price

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

Single price

\$485,000

Median sale price

Median price

\$430,000

Property Type

House

Suburb

Paradise Beach

Period - From

02/02/2022

to

01/02/2023

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	17 Ninth St PARADISE BEACH 3851	\$485,000	27/08/2021
2	137 Seventh Av PARADISE BEACH 3851	\$435,000	01/02/2022
3	5 Seventh Av PARADISE BEACH 3851	\$430,000	02/02/2022

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:

02/02/2023 11:28

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Indicative Selling Price

\$485,000

Median House Price

02/02/2022 - 01/02/2023: \$430,000



Property Type: House (Res)

Land Size: 674 sqm approx

Agent Comments

Comparable Properties

17 Ninth St PARADISE BEACH 3851 (VG)

Agent Comments



Price: \$485,000

Method: Sale

Date: 27/08/2021

Property Type: House (Res)

Land Size: 789 sqm approx

137 Seventh Av PARADISE BEACH 3851 (VG)

Agent Comments



Price: \$435,000

Method: Sale

Date: 01/02/2022

Property Type: House (Res)

Land Size: 674 sqm approx

5 Seventh Av PARADISE BEACH 3851 (VG)

Agent Comments



Price: \$430,000

Method: Sale

Date: 02/02/2022

Property Type: House (Res)

Land Size: 674 sqm approx

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