



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 43 Sixth Avenue North, 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 \$290,000 To \$319,000

Median sale price

Median price \$356,700 Property type House Suburb Paradise Beach

Period - From Feb 2022 to May 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
1 Seabreeze Avenue, Golden Beach 3851	\$350,000	31/03/2022
11 Dolphin Avenue, Golden Beach 3851	\$375,000	17/03/2022
56 The Boulevard, Paradise Beach 3851	\$356,700	17/01/2022

This Statement of Information was prepared on: 18th May 2022