



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 16-18 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)

Single price \$160,000.00

Median sale price

Median price \$305,000

Property type House

Suburb Paradise Beach

Period - From Dec 2023

to

Nov 2024

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
10 Armstrong Road, Paradise Beach 3851	\$150,000	12/09/2024
65 Sixth Avenue North, Paradise Beach 3851	\$135,000	15/09/2024
10 Fourth Street, Paradise Beach 3851	\$155,000	01/12/2023

This Statement of Information was prepared on: 22/12/2024