



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 6-8 Sixth Avenue, 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 \$180,000.00 To \$198,000.00

Median sale price

Median price \$292,000 Property type House Suburb Paradise Beach
Period - From Aug 2021 to Nov 2021 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
20 First Avenue, Paradise Beach 3851	\$170,000.00	04/11/2021
40-44 Meridan Road, Golden Beach 3851	\$170,000.00	13/10/2021
10 Sea Foam Avenue, Golden Beach 3851	\$200,000.00	04/05/2021

This Statement of Information was prepared on: 16th November 2021