



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 35 First Street, 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 \$100,000 To \$110,000

Median sale price

Median price \$422,500 Property type House Suburb Paradise Beach
Period - From Dec 2022 to Feb 2023 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
23 Ninth Street, Paradise Beach 3851	\$125,000	23/12/2021
20 Rainbow Road, Golden Beach 3851	\$120,000	10/12/2021
37 First Street, Paradise Beach 3851	\$100,000	07/12/2021

This Statement of Information was prepared on: 14th February 2023