



## 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 23 Ninth Street Beach 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$129,000.00

### Median sale price

Median price \$302,500

Property type House

Suburb Paradise Beach

Period - From Jul 2021

to

Oct 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
7 21 <sup>st</sup> Street, Paradise Beach	\$135,000	21/08/2021
36 First Street, Paradise Beach	\$125,000	28/09/2021
29 First Street, Paradise Beach	\$130,000	13/08/2021

This Statement of Information was prepared on: 5th October 2021