

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| | 194 The Bou | levard, Pa | aradise Beach 3 | 851 | | | | |
|---------------|--------------------|------------|------------------|-----------------|----------------|------------|---------------------------|--------------|
| dicative se | elling price |) | | | | | | |
| r the meaning | g of this price | see consu | mer.vic.gov.au/ | underquotir | ıg (*Delete si | ngle price | e or range as applicable) | |
| | Range \$500,000.00 | | То | To \$550,000.00 | | | | |
| | | | | <u> </u> | | _ | | |
| edian sale | price | | | | | | | |
| edian price | \$288,500 | | Property typ | ne House | | Suburb | Paradise Beach 3851 | |
| eriod - From | Aug 2021 | to | Nov 2021 | Source | Pricefinder | | | |
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| mparable | property s | sales (*E | Delete A or E | below a | s applicat | ole) | | |
| mparable | property s | sales (*[| Delete A or E | B below a | s applicat | ole) | | |
| omparable | property s | sales (*[| Delete A or E | 3 below a | s applicat | ole) | | |
| | | · | | | | · | three comparable proper | ties were so |
| The es | state agent or | agent's re | | asonably be | lieves that fe | · | three comparable proper | ties were sc |
| The es | state agent or | agent's re | presentative rea | asonably be | lieves that fe | · | three comparable proper | ties were so |
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