Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/

. ,	ered fo	r sale						
Address Including suburb or locality and postcode		165 Seventh Ave, Paradise Beach, VIC 3851						
ndicative se	elling pı	ice						
or the meaning	of this p	rice see consum	ner.vic.gov.au/ur	nderquotir	ng (*Delete	single price	or range	as applicable)
Single price		\$399000		or range between \$*			&	\$
ledian sale	price		1					
Median price	\$		Property type	operty type		Subur b		
Period - From		to		Source				
omparable	proper	ty sales (*De	elete A or B	below a	s applic	able)		
.* These	are the th	ree properties s		ilometres	of the pro	perty for sale		t 18 months that t r sale.
.* These	are the th agent or a	ree properties s agent's represer	old within five k	ilometres	of the pro	perty for sale		
t* These estate a	are the th agent or a	ree properties s agent's represer	old within five k	ilometres	of the pro	perty for sale rable to the p		r sale.
* These estate a	are the th agent or a	ree properties s agent's represer	old within five k	ilometres	of the pro	perty for sale rable to the p		r sale.

This Statement of Information was prepared on:

were sold within five kilometres of the property for sale in the last 18 months.



21/11/25