



## 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 27 Seventeenth Street, Paradise 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 \$120,000

### Median sale price

Median price \$290,000 Property type House Suburb Golden Beach

Period - From Feb 24 to Jan 25 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 |
|-----------------------------------|-----------|--------------|
| 24 Seabreeze Avenue, Golden Beach | \$100,000 | 14/11/2024   |
| 41 Astro Avenue, Golden Beach     | \$110,000 | 23/07/2024   |
| 130 Meridan Road, Golden Beach    | \$110,000 | 31/03/2024   |

This Statement of Information was prepared on: 21/02/2025