



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 3 Thirteenth 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)

Single Price \$150,000

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