



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 75 Fifth Avenue, 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 \$107000

Median sale price

Median price \$335,000 Property type House Suburb Paradise Beach
Period - From Nov 2023 to Oct 2024 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	14/06/2024
83 Seabreeze Avenue, Golden Beach	\$105000	12/01/2024
44 Astro Avenue, Golden Beach	\$110,000	23/07/2024

This Statement of Information was prepared on: 28/11/2024