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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
Including suburb or
locality and postcode

174 Seventh Ave Paradise Beach

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$170,000

Median sale price

Median price

\$430,000

Property type

House

Suburb

House

Period - From

Nov 2021

to

Oct 2022

Source

Landata

Comparable property sales

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
17 Haven Way Golden Beach	\$155,000	5/10/2022
40 Astro Ave, Golden Beach	\$146,000	30/9/2022
27 Dolphin Ave Golden Beach	\$160,000	10/9/2022

This Statement of Information was prepared on:

18/11/2022
