



## 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 140 The Boulevard, 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)

Range \$350,000 To \$370,000

### Median sale price

Median price \$345,000 Property type House Suburb Golden Beach

Period - From Feb 2024 to May 2024 Source Pricerfinder

### 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
198 The Boulevard, Paradise Beach 3851	\$370,000	09/10/2023
18 Seventh Avenue, Paradise Beach 3851	\$345,000	27/10/2023
53 Fifth Avenue, Paradise Beach 3851	\$359,000	24/08/2023

This Statement of Information was prepared on: 14<sup>th</sup> May 2024