

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

5 Thirteenth Street, Paradise Beach Vic 3851

Indicative selling price

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

Single price \$315,000

Median sale price

Median price \$370,500

Property Type House

Suburb Paradise Beach

Period - From 20/09/2022

to 19/09/2023

Source REIV

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
1	140 The Boulevard PARADISE BEACH 3851	\$320,000	08/05/2023
2	53 Fifth Av PARADISE BEACH 3851	\$320,000	23/03/2023
3	20 Shoreline Dr GOLDEN BEACH 3851	\$320,000	16/06/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

20/09/2023 14:42

Ferg Horan
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Indicative Selling Price
\$315,000

Median House Price
20/09/2022 - 19/09/2023: \$370,500



Property Type: Cancelled
Assessment/Historic
Land Size: 843 sqm approx
Agent Comments

Comparable Properties



140 The Boulevard PARADISE BEACH 3851 (VG)

Agent Comments



Price: \$320,000
Method: Sale
Date: 08/05/2023
Property Type: House (Res)
Land Size: 674 sqm approx



53 Fifth Av PARADISE BEACH 3851 (VG)

Agent Comments



Price: \$320,000
Method: Sale
Date: 23/03/2023
Property Type: House (Res)
Land Size: 838 sqm approx



20 Shoreline Dr GOLDEN BEACH 3851 (VG)

Agent Comments



Price: \$320,000
Method: Sale
Date: 16/06/2022
Property Type: House (Res)
Land Size: 602 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690