



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 80 Seventh 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)

Range \$300,000 To \$330,000

Median sale price

Median price \$370,000 Property type House Suburb Paradise Beach

Period - From Jan 2024 to Apr 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
18 Seventh Avenue, Paradise Beach 3851	\$345,000	27/10/2023
53 Fifth Avenue, Paradise Beach 3851	\$359,000	24/08/2023
187 The Boulevard, Paradise Beach 3851	\$370,000	09/10/2023

This Statement of Information was prepared on: 7th April 2024