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Statement of Information
Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

16 Fifteenth Street, 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 \$220,000

Median sale price

(*Delete house or unit as applicable)

Median price \$196,000

House x

Suburb or locality Paradise Beach 3851

Period - From 9/3/17 to 12/3/18

Source Landata, Realestate.com

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 6 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 18 Eighteenth Street, Paradise Beach	\$210,000	26/2/18
2 156 The Boulevard, Paradise Beach	\$220,000	18/12/17
3 45-47 Rainbow Road, Golden Beach	\$239,000	21/2/18