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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

7 Thirtieth Street, Paradise Beach 3851

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$250,000

**Median sale price**

Median price

\$175,000

\*House

X

Suburb or locality

Paradise Beach 3851

Period - From

1/9/2018

to

20/2/2019

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
58 The Boulevard, Paradise Beach	\$210,000	24/10/2018
172 The Boulevard, Paradise Beach	\$250,000	27/9/2018
234 Shoreline Drive, Golden Beach	\$280,000	23/7/2018