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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 131 Fifth Ave, Paradise Beach 3851

Indicative selling price

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

Single price \$195,000

Median sale price

Median price \$189,000 *House *unit Suburb or locality Paradise Beach 3851
Period - From 27/5/2018 to 30/4/2019 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
93 Fairway Ave, Golden Beach	\$190,000	27/2/2019
205 Seventh Ave, Paradise Beach	\$175,000	30/5/2019
107-109 Seventh Ave, Paradise Beach	\$167,000	23/11/2018