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## 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

8 Stephenson Ave Paradise Beach Vic 3851
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$160,000		
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### Median sale price

Median price

\$105,000	Property type	Land	Suburb	Paradise Beach
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Period - From

14/06/2019	to	03/02/2020	Source	Realestate.com
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### Comparable property

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: 9<sup>th</sup> February, 2020