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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

36 The Boulevard, Paradise Beach 3851

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$212,000

Property type

House

Suburb

Paradise Beach

Period - From

Feb 2019

to

Feb 2020

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
9 Thirteenth Street, Paradise Beach	\$360,000	31/01/2020
23-25 Sixth Ave North, Paradise Beach	\$330,000	23/01/2020
336 Shoreline Drive, Golden Beach	\$470,000	24/07/2019

This Statement of Information was prepared on:

6 March 2020
