



Ph: 03 5146 3111 M: 0407 131 678 [robyn@90milebeach.com.au](mailto:robyn@90milebeach.com.au)

## 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

49 Sixth Avenue North, Paradise Beach
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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)

Single price

\$380,000
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### Median sale price

Median price

\$208,500
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Property type

House
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Suburb

Paradise Beach 3851
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Period - From

Oct 2019
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to

May 2020
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Source

Landata
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### 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	31/1/2020
3 Seventh Ave, Paradise Beach	\$375,000	8/5/2020
190-192 The Boulevard, Paradise Beach	\$315,000	20/9/2020

This Statement of Information was prepared on: 

10/5/2020
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