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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

114 The Boulevard Paradise Beach

Indicative selling price

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

Single price

\$125,000		
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Median sale price

Median price

\$109,833	Property type	Land	Suburb	Paradise Beach
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Period - From

17/08/20	to	15/09/20	Source	Realestate.com
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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
48 The Boulevard Paradise Beach	\$95,000	15/09/2020
60 The Boulevard Paradise Beach	\$82,500	15/09/2020
152 The Boulevard Paradise Beach	\$152,000	17/08/2020

This Statement of Information was prepared on: 14th February 2021