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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

27 Sixth Avenue South, Paradise Beach 3851
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Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$340,000

Property type

House

Suburb

Paradise Beach 3851

Period - From

June 2020

to

Feb 2021

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
302 Shoreline Dve, Golden Beach 3851	\$325,000	26/3/2021
3 Coogee St Paradise Beach 3851	\$400,000	15/2/2021
1 Driftwood Ave, Golden Beach 3851	\$320,000	27/3/2021

This Statement of Information was prepared on:

1/4/2021
