



## 56 The Boulevard, PARADISE BEACH 3851

### STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne Metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median Land sale price

Median price  House  Suburb or locality   
Period - From  to  Source

#### Comparable property sales

A These are the three properties sold within \*five kilometres of the property for sale in the last \*6 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
10 Azure Avenue, GOLDEN BEACH 3851	\$180,000	13/10/2018
34 Fairway Avenue, GOLDEN BEACH 3851	\$200,000	29/01/2019
197 Seventh Avenue, PARADISE BEACH 3851	\$162,000	28/10/2018