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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*

Property offered for sale

Address
Including suburb or locality and postcode 9 Flamingo Drive, Golden Beach 3851

Indicative selling price

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

Single price \$55,000

Median sale price

(*Delete house or unit as applicable)

Median price \$235,000 *House Suburb or locality Golden Beach 3851
Period - From 5/4/2018 to 12/12/2018 Source RPData

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. (*Delete as applicable)

Address of comparable property	Price	Date of sale
11-17 Carmel Court, Golden Beach 3851	\$70,000	1/09/2018
52 Ti-Tree Drive, Golden Beach 3851	\$60,000	6/6/2018
28 Ti-Tree Drive, Golden Beach 3851	\$68,000	21/1/2018