Ph: 03 5146 3111 M: 0407 131 678 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	22 Pacific Court, Golden Beach 3851

Indicative selling price

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

Single price	$165,000

Median sale price

Median price	$385,000	Property type	House	Suburb	Golden Beach 3851
Period - From	July 2021	to	25/1/2022	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
74 Seabreeze Ave, Golden Beach 3851	$135,000	22/11/2022
31 Spindrift Ave, Golden Beach 3851	$140,000	9/11/2021
12 Dolphin Ave, Golden Beach 3851	$135,000	6/11/2021

This Statement of Information was prepared on: 5/2/2022