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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	7 Astro Avenue, Golden Beach 3851

Indicative selling price

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

Single price	$390,000

Median sale price

Median price	$320,000	Property type	House	Suburb	Golden Beach
Period - From	June 2021	to	31/1/2022	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
110 Meridan Road, Golden Beach	$340,000	13/12/2021
112 Shoreline Drive, Golden Beach	$355,000	12/1/2022
150 Meridan Rd, Golden Beach	$320,000	17/12/2021

This Statement of Information was prepared on: 8/2/2022