



Ph: 03 5146 3111 M: 0407 131 678 [robyn@90milebeach.com.au](mailto: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

68 Fairway Ave Golden Beach
-----------------------------

### Indicative selling price

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

Single price

\$210,000
-----------

### Median sale price

Median price

\$355,000
-----------

Property type

House
-------

Suburb

Golden Beach
--------------

Period - From

Nov 2021
----------

to

Aug 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
7 Fifteenth St Paradise Beach	\$159,000	9/6/2022
12 Seventh Ave Paradise Beach	\$240,000	7/2/2022
33 Edgewater Drive Golden Beach	\$180,000	14/9/2022

This Statement of Information was prepared on:

12/09/2022
------------