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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

|                                  |
|----------------------------------|
| 36 Beachcomber Road 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

|           |
|-----------|
| \$350,000 |
|-----------|

### Median sale price

Median price

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

Property type

|       |
|-------|
| House |
|-------|

Suburb

|              |
|--------------|
| Golden Beach |
|--------------|

Period - From

|          |
|----------|
| Jan 2022 |
|----------|

to

|          |
|----------|
| Oct 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 |
|-------------------------------------|-----------|--------------|
| 20 Centre Road Seaspray             | \$305,000 | 10/8/2022    |
| 30 Starview St Golden Beach         | \$295,000 | 20/6/2022    |
| 116 Golden Beach Drive Golden Beach | \$200,000 | 4/9/2022     |

This Statement of Information was prepared on:

|            |
|------------|
| 21/10/2022 |
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