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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

16 Blue Water Ave Golden Beach

Indicative selling price

For the meaning of this price see 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
36 Sunglow Ave Golden Beach	\$325,000	13/8/2022
20 Blue Water Ave Golden Beach	\$345,000	24/5/2022
152 Seventh Ave Paradise Beach	\$430,000	24/8/2022

This Statement of Information was prepared on:

21/11/2022
