



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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range To

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* 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 |
|---|-----------|--------------|
| 53 Sunglow Crescent, Golden Beach 3851 | \$395,000 | 12/01/2024 |
| 15-21 Sandridge Avenue, Golden Beach 3851 | \$350,000 | 09/10/2024 |
| 6 Spindrift Avenue, Golden Beach 3851 | \$295,000 | 19/12/2024 |

This Statement of Information was prepared on: