



## 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 3 Seabreeze Avenue, Golden Beach 3851

### Indicative selling price

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

Single Price 459,000

### Median sale price

Median price \$355,000 Property type House Suburb Golden Beach

Period - From 01/12/2022 to 01/03/2023 Source Pricefinder

### 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
52 Seventh Avenue, Paradise Beach 3851	\$347,000	01/09/2022
20 Bluewater Avenue, Golden Beach 3851	\$345,000	20/06/2022
14 Sunburst Avenue, Golden Beach 3851	\$355,000	20/04/2022

This Statement of Information was prepared on: 0//03/2023