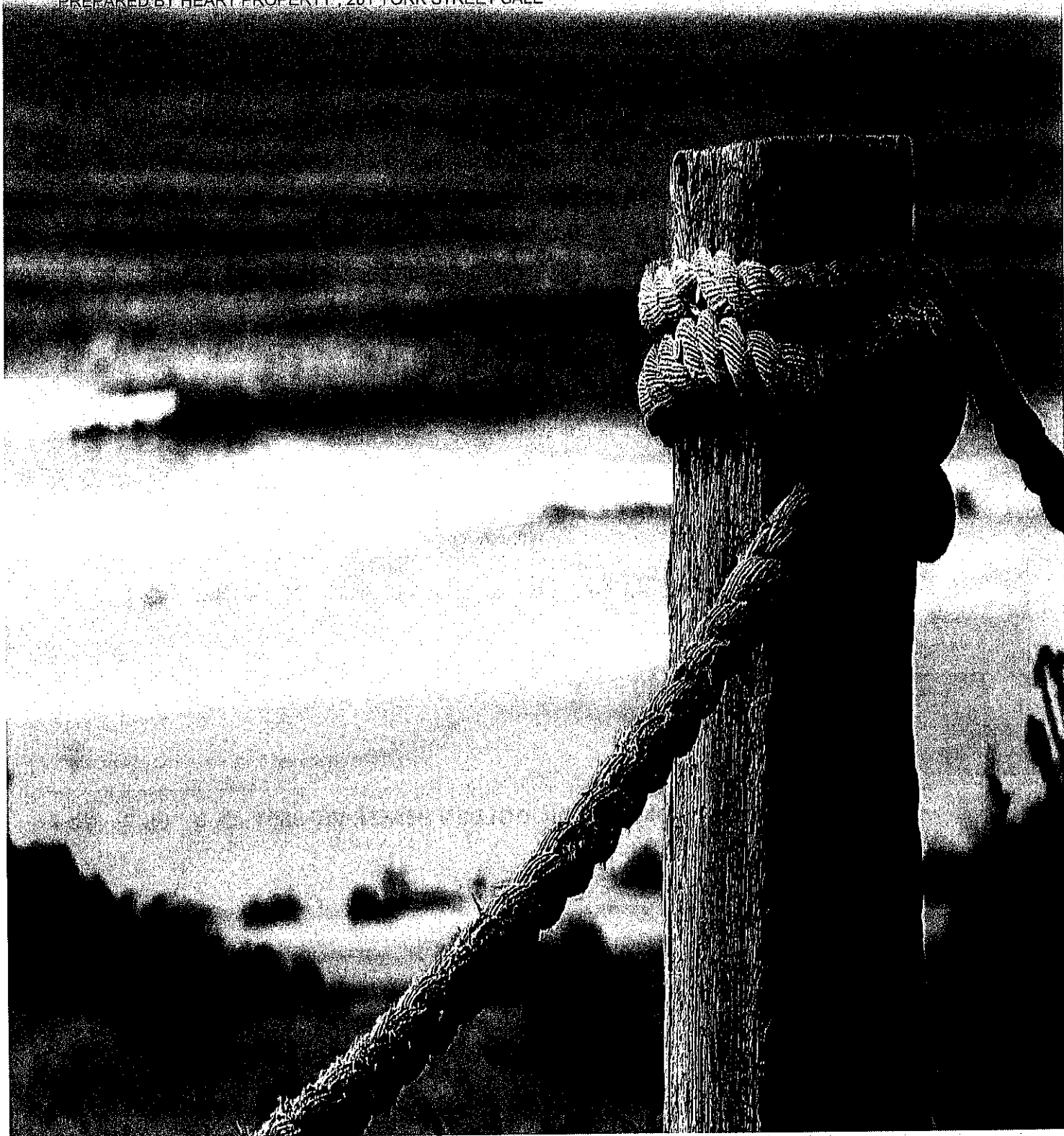


STATEMENT OF INFORMATION

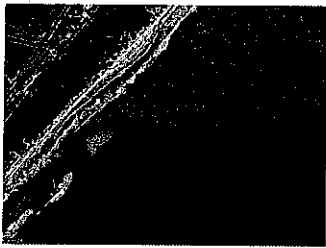
55 PARADISE BEACH ROAD, GOLDEN BEACH, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 PARADISE BEACH ROAD, GOLDEN

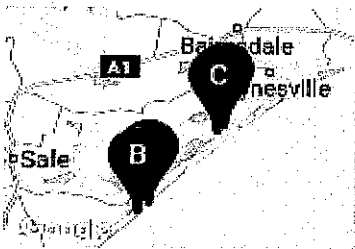
 3  -  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: null


MEDIAN SALE PRICE



GOLDEN BEACH, VIC, 3851

Suburb Median Sale Price (Other)

01 October 2018 to 30 September 2019

Provided by: 

COMPARABLE PROPERTIES

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.



33 SEAGULL DR, LOCH SPORT, VIC 3851

 3  2  4

Sale Price

\$435,000

Sale Date: 11/06/2019

Distance from Property: 25km



336 SHORELINE DR, GOLDEN BEACH, VIC 3851

 3  2  2

Sale Price

\$470,000

Sale Date: 08/05/2019

Distance from Property: 3.2km



92 LAKE ST, LOCH SPORT, VIC 3851

 4  2  6

Sale Price

\$525,000

Sale Date: 16/01/2019

Distance from Property: 23km



This report has been compiled on 31/12/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

55 PARADISE BEACH ROAD, GOLDEN BEACH, VIC 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price

Property type

Suburb

GOLDEN BEACH

Period

01 October 2018 to 30 September 2019

Source



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

33 SEAGULL DR, LOCH SPORT, VIC 3851	\$435,000	11/06/2019
336 SHORELINE DR, GOLDEN BEACH, VIC 3851	\$470,000	08/05/2019
92 LAKE ST, LOCH SPORT, VIC 3851	\$525,000	16/01/2019

This Statement of Information was prepared on:

31/12/2019

