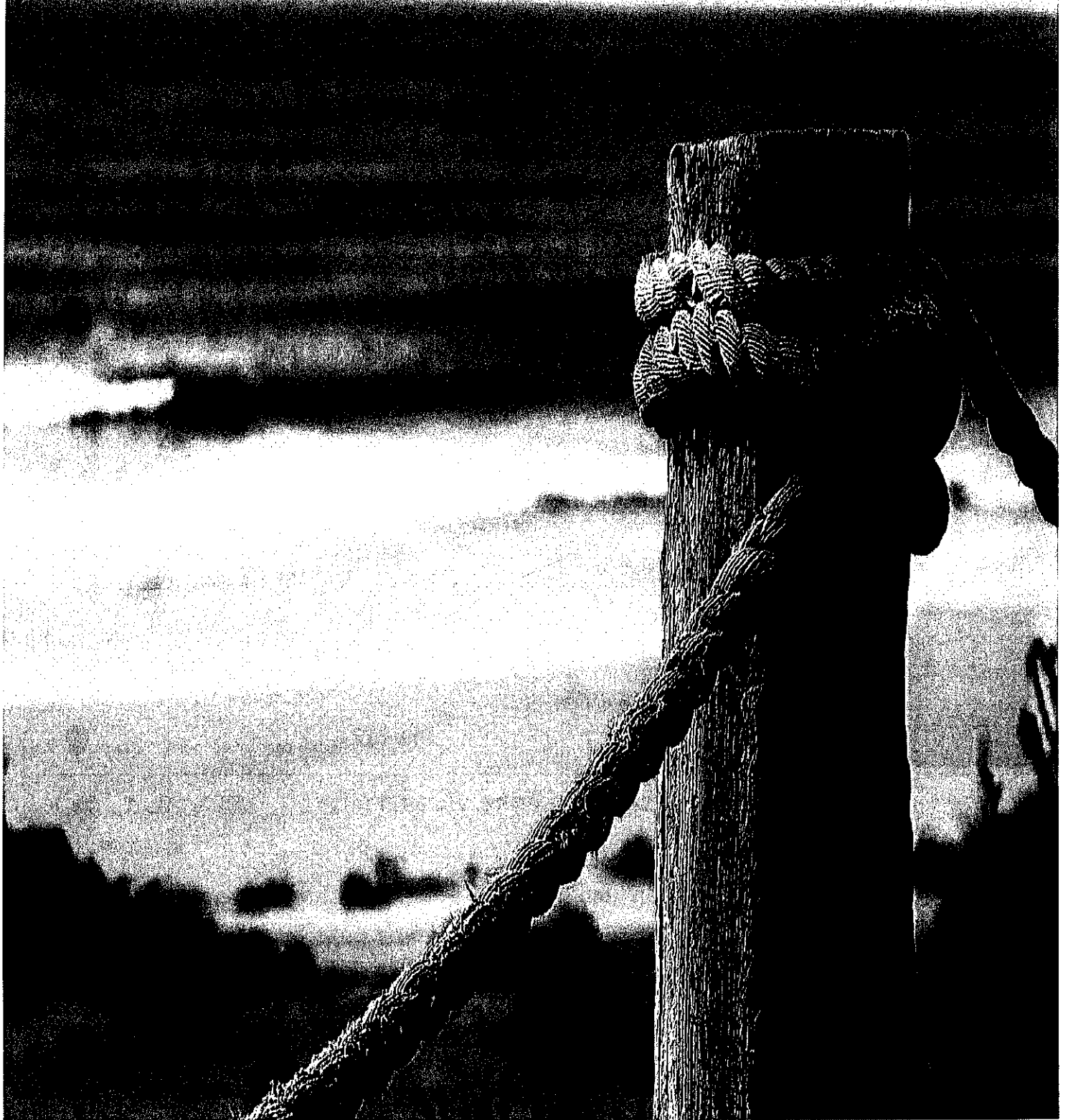


# STATEMENT OF INFORMATION

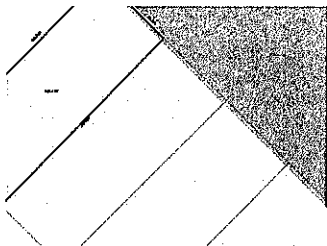
24 MERIDAN ROAD, GOLDEN BEACH, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



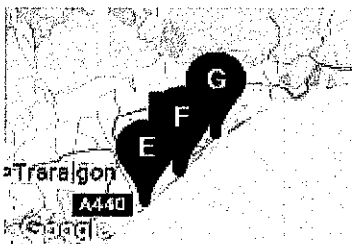
**24 MERIDAN ROAD, GOLDEN BEACH, VIC**  3  1  3

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$287,000 to \$316,000**

## MEDIAN SALE PRICE




**GOLDEN BEACH, VIC, 3851**

**Suburb Median Sale Price (House)**

**\$230,000**

01 April 2018 to 31 March 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.



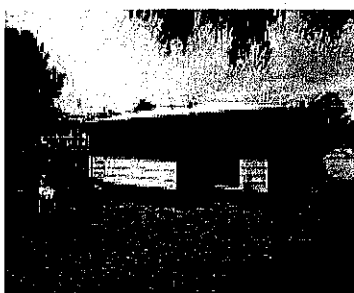
**39 SEA BREEZE AVE, GOLDEN BEACH, VIC 3851**  3  1  2

**Sale Price**

**\$310,000**

Sale Date: 05/02/2019

Distance from Property: 320m



**12 LAKE ST, LOCH SPORT, VIC 3851**  3  1  1

**Sale Price**

**\$295,000**

Sale Date: 14/11/2018

Distance from Property: 23km



**2312 SHORELINE DR, THE HONEYSUCKLES,**  3  2  2

**Sale Price**

**\$315,000**

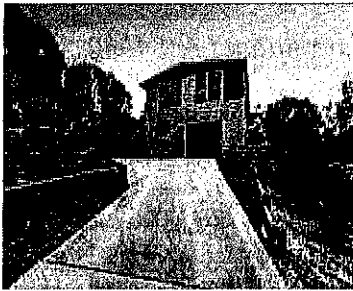
Sale Date: 19/10/2018

Distance from Property: 22km



This report has been compiled on 07/05/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**31 LAKELINE RD, GOLDEN BEACH, VIC 3851**

3 2 2

**Sale Price**

**\$280,000**

Sale Date: 10/10/2018

Distance from Property: 1.2km



**21 GRENFELL DR, THE HONEYSUCKLES, VIC**

3 1 1

**Sale Price**

**\$330,000**

Sale Date: 19/07/2018

Distance from Property: 22km



**234 SHORELINE DR, GOLDEN BEACH, VIC 3851**

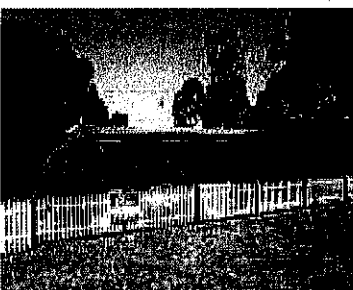
3 1 2

**Sale Price**

**\$280,000**

Sale Date: 30/05/2018

Distance from Property: 721m



**38 FISHER PDE, LOCH SPORT, VIC 3851**

4 2 2

**Sale Price**

**\$305,000**

Sale Date: 19/07/2018

Distance from Property: 23km



**29 HAVEN WAY, GOLDEN BEACH, VIC 3851**

5 2 2

**Sale Price**

**\$300,000**

Sale Date: 20/10/2018

Distance from Property: 757m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**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](http://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](http://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

24 MERIDAN ROAD, GOLDEN BEACH, VIC 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$287,000 to \$316,000

### Median sale price

Median price

\$230,000

House

X

Unit

Suburb

GOLDEN BEACH

Period

01 April 2018 to 31 March 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
39 SEA BREEZE AVE, GOLDEN BEACH, VIC 3851	\$310,000	05/02/2019
12 LAKE ST, LOCH SPORT, VIC 3851	\$295,000	14/11/2018
2312 SHORELINE DR, THE HONEYSUCKLES, VIC 3851	\$315,000	19/10/2018

31 LAKELINE RD, GOLDEN BEACH, VIC 3851	\$280,000	10/10/2018
21 GRENFELL DR, THE HONEYSUCKLES, VIC 3851	\$330,000	19/07/2018
234 SHORELINE DR, GOLDEN BEACH, VIC 3851	\$280,000	30/05/2018
38 FISHER PDE, LOCH SPORT, VIC 3851	\$305,000	19/07/2018
29 HAVEN WAY, GOLDEN BEACH, VIC 3851	\$300,000	20/10/2018

