

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

105 Meridan Road, Golden Beach 3851

То

Indicative selling price

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

Range \$200,000

\$220,000

Median sale price

| Median price | \$350,000 | | Property type | y type House | | Suburb | Golden Beach |
|---------------|-----------|----|---------------|--------------|-------------|--------|--------------|
| Period - From | Jan 2022 | to | Apr 2022 | 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 |
|---|-----------|--------------|
| 6-8 Sixth Avenue South, Paradise Beach 3851 | \$265,000 | 22/03/2022 |
| 12 Seventh Avenue, Paradise Beach 3851 | \$240,000 | 28/02/2022 |
| 112-114 Ti Tree Drive, Golden Beach 3851 | \$210,000 | 23/12/2021 |

This Statement of Information was prepared on: 10th April 2022

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