

# 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  
Including suburb or  
locality and postcode

15 Rainbow 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)

Single price \$350,000

### Median sale price

Median price \$435,000

Property Type House

Suburb Golden Beach

Period - From 01/01/2024

to 31/12/2024

Source REIV

### 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
1	15-21 Sandridge Av GOLDEN BEACH 3851	\$350,000	09/10/2024
2	16 Blue Water Av GOLDEN BEACH 3851	\$335,000	11/12/2023
3	18 Seventh Av PARADISE BEACH 3851	\$345,000	27/10/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

03/02/2025 16:45

Brett Glover  
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**Indicative Selling Price**  
\$350,000

**Median House Price**  
Year ending December 2024: \$435,000



**Property Type:** Land  
**Land Size:** 604 sqm approx  
**Agent Comments**

## Comparable Properties



**15-21 Sandridge Av GOLDEN BEACH 3851 (REI)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 09/10/2024  
**Property Type:** House  
**Land Size:** 2400 sqm approx



**16 Blue Water Av GOLDEN BEACH 3851 (REI/VG)**

**Agent Comments**



**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 11/12/2023  
**Property Type:** House  
**Land Size:** 622 sqm approx



**18 Seventh Av PARADISE BEACH 3851 (REI)**

**Agent Comments**



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 27/10/2023  
**Property Type:** House  
**Land Size:** 838 sqm approx

**Account - Graham Chalmer Sale** | P: 03 5144 4333 | F: 03 5144 6690