

STATEMENT OF INFORMATION

105 ASTRO AVENUE, GOLDEN BEACH, VIC 3851

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



105 ASTRO AVENUE, GOLDEN BEACH,

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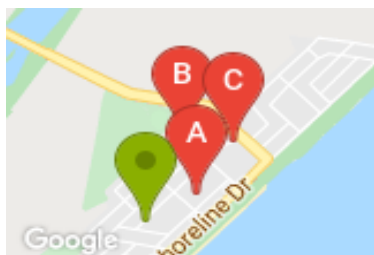
Indicative Selling Price

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

Price Range: **null**

Provided by: Tracey Wrigglesworth, Elders Real Estate Yarram & Sale

MEDIAN SALE PRICE



GOLDEN BEACH, VIC, 3851

Suburb Median Sale Price (House)

\$230,000

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.



31 PACIFIC CRT, GOLDEN BEACH, VIC 3851

 2  1  6

Sale Price

\$224,000

Sale Date: 10/05/2018

Distance from Property: 373m



78 SUNBURST AVE, GOLDEN BEACH, VIC 3851

 1  1  2

Sale Price

\$160,000

Sale Date: 25/09/2018

Distance from Property: 654m



7 ASTRO AVE, GOLDEN BEACH, VIC 3851

 2  1  2

Sale Price

\$189,000

Sale Date: 09/03/2019

Distance from Property: 796m



This report has been compiled on 22/10/2019 by Elders Real Estate Yarram & Sale. 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

105 ASTRO AVENUE, 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

\$230,000

Property type

Vacant Land

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

31 PACIFIC CRT, GOLDEN BEACH, VIC 3851	\$224,000	10/05/2018
78 SUNBURST AVE, GOLDEN BEACH, VIC 3851	\$160,000	25/09/2018
7 ASTRO AVE, GOLDEN BEACH, VIC 3851	\$189,000	09/03/2019

This Statement of Information was prepared on:

22/10/2019