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

38 Rainbow Road, Golden Beach Vic 3851

Indicative selling price

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

Single price | $108,000

Median sale price

| Median price | $395,000 | Property Type | House | Suburb | Golden Beach |

| Period - From | 01/07/2023 | to | 30/06/2024 | 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 25 Meridan Rd GOLDEN BEACH 3851	$100,000	02/06/2024
2 24 Sea Breeze Av GOLDEN BEACH 3851	$100,000	03/05/2024
3 130 Meridan Rd GOLDEN BEACH 3851	$110,000	30/03/2024

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: | 26/07/2024 14:05

CONSUMER AFFAIRS VICTORIA

38 Rainbow Road, Golden Beach Vic 3851

🛏 - 🛁 - 🚗

Property Type: Land
Land Size: 628 sqm approx

Agent Comments

Indicative Selling Price
$108,000
Median House Price
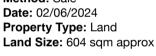Year ending June 2024: $395,000

Comparable Properties

25 Meridan Rd GOLDEN BEACH 3851 (VG)

🛏 - 🛁 - 🚗 -

Price: $100,000
Method: Sale
Date: 02/06/2024
Property Type: Land
Land Size: 604 sqm approx

Agent Comments

24 Sea Breeze Av GOLDEN BEACH 3851 (VG)

🛏 - 🛁 - 🚗 -

Price: $100,000
Method: Sale
Date: 03/05/2024
Property Type: Land
Land Size: 601 sqm approx

Agent Comments

130 Meridan Rd GOLDEN BEACH 3851 (REI)

🛏 - 🛁 - 🚗 -

Price: $110,000
Method: Private Sale
Date: 30/03/2024
Property Type: Land
Land Size: 600 sqm approx

Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800