

# 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

31 Starglow Way, 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 \$240,000

### Median sale price

Median price \$112,500

Property Type Vacant land

Suburb Golden Beach

Period - From 22/07/2023

to 21/07/2024

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	6 Calypso Ct GOLDEN BEACH 3851	\$240,000	05/12/2023
2	1 Waikiki Way GOLDEN BEACH 3851	\$205,000	04/04/2024
3	51 Golden Beach Dr GOLDEN BEACH 3851	\$202,500	25/07/2023

**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:

22/07/2024 10:01



**Property Type:** Land  
**Land Size:** 2400 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$240,000  
**Median Land Price**  
22/07/2023 - 21/07/2024: \$112,500

## Comparable Properties



**6 Calypso Ct GOLDEN BEACH 3851 (REI)**

**Agent Comments**



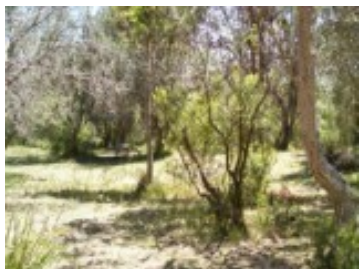
**Price:** \$240,000  
**Method:** Private Sale  
**Date:** 05/12/2023  
**Property Type:** Land  
**Land Size:** 2400 sqm approx

**1 Waikiki Way GOLDEN BEACH 3851 (VG)**

**Agent Comments**



**Price:** \$205,000  
**Method:** Sale  
**Date:** 04/04/2024  
**Property Type:** Land  
**Land Size:** 1930 sqm approx



**51 Golden Beach Dr GOLDEN BEACH 3851 (VG)**

**Agent Comments**



**Price:** \$202,500  
**Method:** Sale  
**Date:** 25/07/2023  
**Property Type:** Land  
**Land Size:** 2355 sqm approx

**Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634**