



## 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

### Indicative selling price

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

Range

\$150,000

To

\$170,000

### Median sale price

Median price

\$350,000

Property type

House

Suburb

Golden Beach

Period - From

Jan 2025

to

Apr 2025

Source

Pricefinder

### Comparable property sales (\*Delete A or B below as applicable)

**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: 10<sup>th</sup> April 2025