

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Twilight Way, Golden Beach Vic 3851

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$410,000

Property Type

House

Suburb

Golden Beach

Period - From

01/04/2023

to

31/03/2024

Source

REIV

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

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six 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 | 40 Shoreline Dr GOLDEN BEACH 3851 | \$640,000 | 28/02/2024 |
| 2 | 194 The Boulevard PARADISE BEACH 3851 | \$637,500 | 01/12/2023 |
| 3 | | | |

OR

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

This Statement of Information was prepared on:

27/05/2024 08:36

2 Twilight Way, Golden Beach Vic 3851

GRAHAM CHALMER
PTY. LTD.

Brett Glover

5144 4333

0408 384 147

brettg@chalmer.com

Indicative Selling Price

\$640,000

Median House Price

Year ending March 2024: \$410,000



3 2 2

Property Type: House

Land Size: 1807 sqm approx

Agent Comments

Comparable Properties



40 Shoreline Dr GOLDEN BEACH 3851 (REI)

Agent Comments

5 2 5

Price: \$640,000

Method: Private Sale

Date: 28/02/2024

Property Type: House

Land Size: 1798 sqm approx



194 The Boulevard PARADISE BEACH 3851 (REI/VG)

Agent Comments

4 2 -

Price: \$637,500

Method: Private Sale

Date: 01/12/2023

Property Type: House

Land Size: 668 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



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