



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 30-32 Starview Street, Golden Beach 3851

Indicative selling price

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

Range \$240,000 To \$260,000

Median sale price

Median price \$355,000 Property type House Suburb Golden Beach

Period - From Feb 2022 to Apr 2023 Source Pricefinder

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
6 Sixth Avenue South, Paradise Beach 3851	\$265,000	22/03/2022
12 Seventh Avenue, Paradise Beach 3851	\$240,000	28/02/2022
20 First Street, Paradise Beach 3851	\$170,000	04/01/2021

This Statement of Information was prepared on: 18th April 2023