

STATEMENT OF INFORMATION

336 SHORELINE DRIVE, GOLDEN BEACH, VIC 3851

PREPARED BY MARK HURST, HEART PROPERTY, PHONE: 0409 442 532



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



336 SHORELINE DRIVE, GOLDEN BEACH,  -  -  -

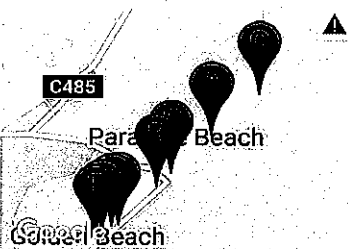
Indicative Selling Price

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

Price Range: **\$302,000 to \$333,000**

Provided by: Mark Hurst, Heart Property

MEDIAN SALE PRICE




GOLDEN BEACH, VIC, 3851

Suburb Median Sale Price (Vacant Land)

\$43,500

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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



26 PARADISE BEACH RD, PARADISE BEACH,  3  2  4

Sale Price

\$300,000

Sale Date: 17/07/2015

Distance from Property: 1.7km



4 BEACHCOMBER RD, GOLDEN BEACH, VIC  3  3  4

Sale Price

\$275,000

Sale Date: 04/06/2016



24 GOLDEN BEACH DR, GOLDEN BEACH, VIC  4  2  2

Sale Price

\$315,000

Sale Date: 14/07/2016



This report has been compiled on 19/10/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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20 EDGEWATER DR, GOLDEN BEACH, VIC 3851  3  3  2




Sale Price

\$350,000

Sale Date: 29/07/2016

Distance from Property: 15km



25 BLUE WATER AVE, GOLDEN BEACH, VIC  3  2  2

Sale Price

\$283,000

Sale Date: 11/09/2016

Distance from Property: 2.1km



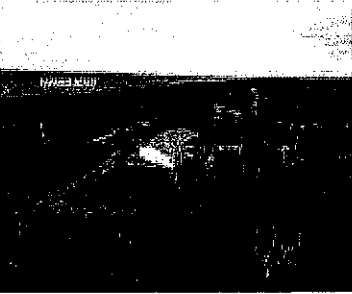
19 MARINE DR, GOLDEN BEACH, VIC 3851  4  2  3

Sale Price

\$345,000

Sale Date: 02/12/2016

Distance from Property: 400m



68 THE BVD, PARADISE BEACH, VIC 3851  4  2  4

Sale Price

\$355,000

Sale Date: 27/05/2017

Distance from Property: 5.4km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

336 SHORELINE DRIVE, GOLDEN BEACH, VIC 3851

Indicative selling price

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

Price Range: \$302,000 to \$333,000

Median sale price

Median price

\$43,500

House

Unit

Suburb

GOLDEN BEACH

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
26 PARADISE BEACH RD, PARADISE BEACH, VIC 3851	\$300,000	17/07/2015
4 BEACHCOMBER RD, GOLDEN BEACH, VIC 3851	\$275,000	04/04/2016
24 GOLDEN BEACH DR, GOLDEN BEACH, VIC 3851	\$315,000	27/04/2016
20 EDGEWATER DR, GOLDEN BEACH, VIC 3851	\$350,000	29/07/2016

25 BLUE WATER AVE, GOLDEN BEACH, VIC 3851	\$283,000	11/09/2016
19 MARINE DR, GOLDEN BEACH, VIC 3851	\$345,000	02/12/2016
68 THE BVD, PARADISE BEACH, VIC 3851	\$355,000	22/05/2017

