



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 27 Dolphin Avenue, 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 \$130,000 To \$140,000

Median sale price

Median price \$340,000 Property type House Suburb Golden Beach
Period - From Dec 2021 to Mar 2022 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
93 Meridan Road, Golden Beach 3851	\$155,000	1/03/2022
11 Twenty Third Street, Paradise Beach 3851	\$147,500	11/02/2022
31 Spindrift Avenue, Golden Beach 3851	\$140,000	22/12/2021

This Statement of Information was prepared on: 22nd March 2022