

# 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

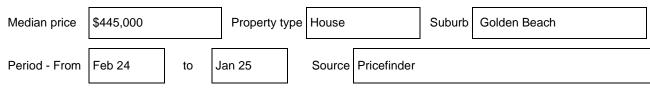
78 Astro Avenue Golden Beach 3851

#### Indicative selling price

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

Single Price \$125,000

#### Median sale price



#### 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
24 Seabreeze Avenue, Golden Beach	\$100,000	14/11/2024
41 Astro Avenue, Golden Beach	\$110,000	23/07/2024
130 Meridan Road, Golden Beach	\$110,000	31/03/2024

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