

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

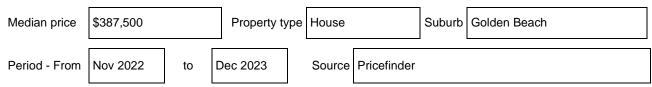
20 Beachcomber Road, Golden Beach 3851

Indicative selling price

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

Single Price \$149,000

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
18 Wave Cap Court, Golden Beach	\$140,000	02/10/2023
41 Astro Avenue, Golden Beach	\$135,000	01/10/2023
47 Meridan Road, Golden Beach	\$127,000	4/08/2023

This Statement of Information was prepared on: 18/11/2023

Golden Beach Real Estate P/L, ABN 59 643 814 340 14 Surf Edge Drive, GOLDEN BEACH VIC 3851, Phone (03) 5146 3233 - Mobile 0438 463 439, <u>w.tanner@goldenbeachrealestate.com.au</u>, <u>www.goldenbeachrealestate.com.au</u>