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 Including suburb or locality and postcode

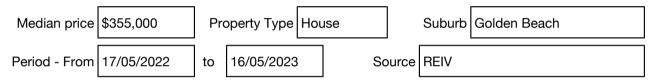
59 Fairway Avenue, Golden Beach Vic 3851

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$305,000

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
1	36 Sunglow Cr GOLDEN BEACH 3851	\$325,000	13/08/2022
2	20 Shoreline Dr GOLDEN BEACH 3851	\$320,000	16/06/2022
3	99 Fifth Av PARADISE BEACH 3851	\$275,000	02/11/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

17/05/2023 14:45



59 Fairway Avenue, Golden Beach Vic 3851

GRAHAM CHALMER





Property Type: House Land Size: 600 sqm approx Agent Comments

Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$305,000 **Median House Price** 17/05/2022 - 16/05/2023: \$355,000

Comparable Properties



Agent Comments

Agent Comments



Price: \$325.000 Method: Sale Date: 13/08/2022 Property Type: House (Res) Land Size: 604 sqm approx



20 Shoreline Dr GOLDEN BEACH 3851 (VG)



Price: \$320,000 Method: Sale Date: 16/06/2022 Property Type: House (Res) Land Size: 602 sqm approx



99 Fifth Av PARADISE BEACH 3851 (REI/VG) Agent Comments



Price: \$275,000 Method: Private Sale Date: 02/11/2022 Property Type: House Land Size: 850 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



propertydata

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