

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

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

Single price

\$305,000

Median sale price

Median price

\$355,000

Property Type

House

Suburb

Golden Beach

Period - From

17/05/2022

to

16/05/2023

Source

REIV

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

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Indicative Selling Price

\$305,000

Median House Price

17/05/2022 - 16/05/2023: \$355,000



3 1 4

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties

36 Sunglow Cr GOLDEN BEACH 3851 (VG)

Agent Comments

3 - -

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)

Agent Comments

2 - -

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

2 1 -

Price: \$275,000

Method: Private Sale

Date: 02/11/2022

Property Type: House

Land Size: 850 sqm approx