



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 46 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)

Range \$160,000 To \$170,000

Median sale price

Median price \$355,000 Property type House Suburb Golden Beach

Period - From Oct 2022 to Dec 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
40 Beachcomber Road, Golden Beach 3851	\$165,000	05/06/2022
18 Astro Avenue, Golden Beach 3851	\$155,000	02/06/2022
93 Meridan Road, Golden Beach 3851	\$155,000	01/03/2022

This Statement of Information was prepared on: 23rd December 2022