



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 59 Meridan 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 \$110,000 To \$121,000

Median sale price

Median price \$395,000 Property type House Suburb Golden Beach
Period - From Jul 2023 to Oct 2023 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
41 Astro Avenue, Golden Beach 3851	\$135,000	01/10/2023
47 Meridan Road, Golden Beach 3851	\$127,000	24/08/2023
20 Astro Avenue, Golden Beach 3851	\$120,000	29/04/2023

This Statement of Information was prepared on: 2nd November 2023