

# 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

85 Rainbow Road, Golden Beach Vic 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$520,000

### Median sale price

Median price \$437,500

Property Type House

Suburb Golden Beach

Period - From 01/10/2023

to 30/09/2024

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	29-31 Haven Way GOLDEN BEACH 3851	\$500,000	13/09/2024
2	12 Seabreeze Av GOLDEN BEACH 3851	\$510,000	10/09/2024
3	154 The Boulevard PARADISE BEACH 3851	\$520,000	26/07/2024

**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:

21/11/2024 11:57

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3   1   1

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$520,000  
**Median House Price**  
Year ending September 2024: \$437,500

## Comparable Properties



**29-31 Haven Way GOLDEN BEACH 3851 (REI)**

**Agent Comments**

5   2   2

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 13/09/2024  
**Property Type:** House  
**Land Size:** 1206 sqm approx



**12 Seabreeze Av GOLDEN BEACH 3851 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 10/09/2024  
**Property Type:** House  
**Land Size:** 1208 sqm approx



**154 The Boulevard PARADISE BEACH 3851 (REI)**

**Agent Comments**

4   2   -

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 26/07/2024  
**Property Type:** House  
**Land Size:** 600 sqm approx

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



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