

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered f	or sale					
Addre	39 Sunburst Avenu	39 Sunburst Avenue, Golden Beach 3851				
Indicative selling	price					
For the meaning of this	price see consumer.	/ic.gov.au/under	quoting (*Delete si	ingle price or rang	e as applicable)	
Ranç	\$340,000 To		\$350,000			
Median sale price						
Median price \$355,	000 P	Property type Ho	use	Suburb Golden I	Beach	
Period - From Jun 2	022 to Aug	2022 So	ource 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 comparab	le property			Price	Date of sale	
1 Seabreeze Avenue, Golden Beach 3851			Ş	350,000	31/03/2022	
11 Dolphin Avenue, Golden Beach 3851			Ş	375,000	17/03/2022	
14 Sunburst Avenue, Golden Beach 3851				355,000	18/07/2022	

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This Statement of Information was prepared on: 31st August 2022