

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

5 Beachcomber Road, Golden Beach 3851

То

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range \$140,000

\$150,000

Median sale price

Median price	\$395,000		Property type	/pe House		Suburb	Golden Beach
Period - From	Dec 2023	to	Feb 2024	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
18 Wave Cap Court, Golden Beach 3851	\$140,000	02/10/2023
46 Beachcomber Road, Golden Beach 3851	\$155,000	21/09/2023
13 Beachcomber Road, Golden Beach 3851	\$160,000	24/08/2023

This Statement of Information was prepared on: 3rd February 2024

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