



## 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 47 Meridan Road, Golden Beach 3851

### Indicative selling price

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

Range \$120,000 To \$132,000

### Median sale price

Median price \$352,500 Property type House Suburb Golden Beach  
Period - From Dec 2022 to Feb 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
56 Rainbow Road, Golden Beach 3851	\$135,000	05/06/2022
55 Rainbow Road, Golden Beach 3851	\$130,000	05/06/2022
18 Ninth Street, Paradise Beach 3851	\$155,000	01/03/2022

This Statement of Information was prepared on: 22<sup>nd</sup> February 2023