

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

38 Shoreline Drive, Golden Beach Vic 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$460,000

Median sale price

Median price \$395,000

Property Type House

Suburb Golden Beach

Period - From 01/07/2023

to 30/06/2024

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	24 The Boulevard PARADISE BEACH 3851	\$460,000	24/05/2024
2	19 Ninth St PARADISE BEACH 3851	\$440,000	04/09/2023
3	139 Seventh Av PARADISE BEACH 3851	\$470,000	03/05/2023

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:

01/08/2024 11:28

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$460,000

Median House Price
Year ending June 2024: \$395,000



Property Type: House (Res)
Land Size: 600 sqm approx
Agent Comments

Comparable Properties



24 The Boulevard PARADISE BEACH 3851 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 24/05/2024
Property Type: House
Land Size: 622 sqm approx



19 Ninth St PARADISE BEACH 3851 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 04/09/2023
Property Type: House
Land Size: 700 sqm approx



139 Seventh Av PARADISE BEACH 3851 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 03/05/2023
Property Type: House
Land Size: 674 sqm approx

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