

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

39 Azure Avenue, Golden Beach Vic 3851

Indicative selling price

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

Single price \$449,500

Median sale price

Median price \$430,000

Property Type House

Suburb Golden Beach

Period - From 20/11/2022

to 19/11/2023

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	14 Seventh Av PARADISE BEACH 3851	\$490,000	28/07/2022
2	139 Seventh Av PARADISE BEACH 3851	\$470,000	03/05/2023
3	200 The Boulevard PARADISE BEACH 3851	\$460,000	08/09/2022

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:

20/11/2023 16:58

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

Indicative Selling Price
\$449,500

Median House Price
20/11/2022 - 19/11/2023: \$430,000



Property Type: House (Res)
Land Size: 500 sqm approx
Agent Comments

Comparable Properties

14 Seventh Av PARADISE BEACH 3851 (VG) **Agent Comments**



Price: \$490,000
Method: Sale
Date: 28/07/2022
Property Type: House (Res)
Land Size: 1686 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



200 The Boulevard PARADISE BEACH 3851 (REI) **Agent Comments**



Price: \$460,000
Method: Private Sale
Date: 08/09/2022
Property Type: House
Land Size: 936 sqm approx

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