

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offer	red for	sale									
А	ddress	109 Fairway Avenue, Golden Beach 3851									
Indicative sell	ling pri	ice									
For the meaning of	of this pri	ce see co	nsume	r.vic.gov.au	/under	quotin	g (*Delete	single pric	e or range a	s applicable)	
	Range \$120,000			То		\$130,000					
	_			_							
Median sale p	rice										
Median price	\$352,500	)		Property ty	ре Но	ouse		Suburb	Golden Bea	ach	
Period - From	Dec 2022	2 to	o Fe	eb 2023	So	ource	Pricefinde	er			
Comparable p	propert	y sales	(*Del	lete A or l	B bel	ow a	s applic	able)			
				ld within five onsiders to b				•		18 months that the e	state
Address of comparable property								Pri	ce	Date of sale	
20 Astro Avenue, Golden Beach 3851								\$120,000	)	29/04/2023	
91 Seventh Avenue, Paradise Beach 3851								\$130,000	0	06/04/2023	

24 First Street, Paradise Beach 3851

This Statement of Information was prepared on: 26<sup>th</sup> July 2023

\$130,000

10/03/2023