



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 53 Sunglow Crescent, Golden Beach 3851

Indicative selling price

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

Single Price \$395000

Median sale price

Median price \$350,000 Property type House Suburb Golden Beach

Period - From Dec 2022 to Nov 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
74 Rainbow Road, Golden Beach.	\$390,000	24/08/2023
11 Rainbow Road, Golden Beach	\$400,000	30/06/2023
15 Sunburst Avenue, Golden Beach	\$425,000	04/04/2023

This Statement of Information was prepared on: 10/11/2023