

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

17 Blue Water Avenue, Golden Beach Vic 3851

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$437,500

Property Type House

Suburb Golden Beach

Period - From 01/10/2023

to 30/09/2024

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 | 177 Longford Golden Beach Rd DUTSON DOWNS 3851 | \$590,000 | 21/11/2024 |
| 2 | 36 The Boulevard PARADISE BEACH 3851 | \$620,000 | 29/07/2024 |
| 3 | 40 Shoreline Dr GOLDEN BEACH 3851 | \$640,000 | 28/02/2024 |

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:

17/01/2025 10:34

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au

Indicative Selling Price
\$595,000

Median House Price
Year ending September 2024: \$437,500



 4  2  0

Property Type: House
Land Size: 1208 sqm approx
[Agent Comments](#)

Comparable Properties



177 Longford Golden Beach Rd DUTSON DOWNS 3851 (REI/VG) [Agent Comments](#)

 2  2  4

Price: \$590,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 98700 sqm approx



36 The Boulevard PARADISE BEACH 3851 (REI) [Agent Comments](#)

 3  1  4

Price: \$620,000
Method: Private Sale
Date: 29/07/2024
Property Type: House
Land Size: 1342 sqm approx



40 Shoreline Dr GOLDEN BEACH 3851 (REI/VG) [Agent Comments](#)

 5  2  5

Price: \$640,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 1798 sqm approx

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



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