



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 40 Astro Avenue, 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)

Range \$140,000 To \$150,000

Median sale price

Median price \$357,500 Property type House Suburb Golden Beach
Period - From Apr 2022 to Jul 2022 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
18 Ninth Street, Paradise Beach 3851	\$140,000	02/04/2022
37 Sixth Avenue North, Paradise Beach 3851	\$140,000	23/02/2022
63 Meridan Road, Golden Beach 3851	\$140,000	02/04/2022

This Statement of Information was prepared on: 18th July 2022