



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 4 Fairway 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 \$160,000 To \$176,000

Median sale price

Median price \$357,500 Property type House Suburb Golden Beach
Period - From Apr 2022 to July 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
17 Spindrift Avenue, Golden Beach 3851	\$170,000	18/07/2022
40 Beachcomber Road, Golden Beach 3851	\$165,000	05/06/2022
38 Astro Avenue, Golden Beach 3851	\$175,000	02/06/2022

This Statement of Information was prepared on: 24th July 2022