



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 48 Meridan Road, 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 \$260,000 To \$280,000

Median sale price

Median price \$320,000 Property type House Suburb Golden Beach

Period - From Oct 2021 to Jan 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
150 Meridan Road, Golden Beach 3851	\$140,000	17/12/2021
136 The Boulevard, Paradise Beach 3851	\$327,500	28/10/2021
5 Twenty Fifth Street, Paradise Beach 3851	\$268,000	13/10/2021

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