

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale							
Addr	22 Shoreline Driv	22 Shoreline Drive, 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)							
Ra	inge \$190,000	То	\$200,000				
Median sale price							
Median price \$40	07,500	Property type Ho	ouse	Suburb Golden Be	ach		
Period - From Feb 2023 to May 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	-	
7 Sunglow Crescent, Golden Beach 3851				\$185,000	18/03/2022		
20 Star View Street, Golden Beach 3851				\$185,000	24/01/2022		

38 Astro Avenue, Golden Beach 3851

Golden Beach Real Estate P/L, ABN 59 643 814 340 14 Surf Edge Drive, GOLDEN BEACH VIC 3851, Phone (03) 5146 3233 - Mobile 0438 463 439, <a href="www.qoldenbeachrealestate.com.au">www.qoldenbeachrealestate.com.au</a>, <a href="www.qoldenbeachrealestate.com.au">www.qoldenbeachrealestate.com.au</a>

This Statement of Information was prepared on: 23<sup>rd</sup> June 2023

\$175,000

02/06/2022