### 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

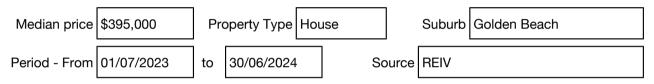
14 Spindrift Avenue, Golden Beach Vic 3851

#### Indicative selling price

For the meaning of this		

Single price \$420,000

#### Median sale price



#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	38 Shoreline Dr GOLDEN BEACH 3851	\$440,000	13/09/2024
2	31 Beachcomber Rd GOLDEN BEACH 3851	\$455,000	02/08/2024
3			

OR

**B**<sup>\*</sup> 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 eighteen months.

This Statement of Information was prepared on:

03/10/2024 14:48



# GRAHAM CHALMER

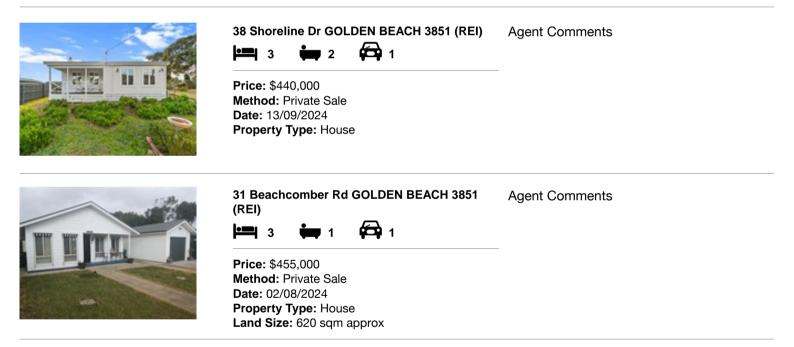




Property Type: House Land Size: 600 sqm approx Agent Comments Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$420,000 Median House Price Year ending June 2024: \$395,000

## **Comparable Properties**



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 eighteen months.

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

propertydata



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