



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 59 Sunglow Crescent, 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 \$150,000 To \$160,000

Median sale price

Median price \$355,000 Property type House Suburb Golden Beach
Period - From Oct 2022 to Jan 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
37 Lakeline Road, Golden Beach 3851	\$148,000	24/10/2022
40 Astro Avenue, Golden Beach 3851	\$146,000	04/11/2022
31 Meridan Road, Golden Beach 3851	\$140,000	21/10/2022

This Statement of Information was prepared on: 25th January 2023