



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 31 Spindrift 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 \$110,000 To \$121,000

Median sale price

Median price \$290,000 Property type House Suburb Golden Beach

Period - From May 2021 to Sep 2021 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
29 Lakeline Drive, Golden Beach 3851	\$95,000	30/08/2021
25 Fifth Avenue, Paradise Beach 3851	\$130,000	30/08/2021
64 rainbow Road, Golden Beach 3851	\$125,000	01/07/2021

This Statement of Information was prepared on: 5th September 2021