

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

40 Shoreline Drive, Golden Beach Vic 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$670,000

Median sale price

Median price \$435,000

Property Type House

Suburb Golden Beach

Period - From 04/01/2023

to 03/01/2024

Source REIV

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 eighteen 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
1	218 Shoreline Dr GOLDEN BEACH 3851	\$700,000	15/06/2023
2	194 The Boulevard PARADISE BEACH 3851	\$637,500	01/12/2023
3			

OR

~~B* 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:

04/01/2024 16:56

40 Shoreline Drive, Golden Beach Vic 3851

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$670,000

Median House Price

04/01/2023 - 03/01/2024: \$435,000



5 2 5

Property Type: House

Land Size: 1798 sqm approx

Agent Comments

Comparable Properties



218 Shoreline Dr GOLDEN BEACH 3851 (REI) **Agent Comments**

3 2 1

Price: \$700,000

Method: Private Sale

Date: 15/06/2023

Property Type: House



194 The Boulevard PARADISE BEACH 3851 (REI) **Agent Comments**

4 2 -

Price: \$637,500

Method: Private Sale

Date: 01/12/2023

Property Type: House

Land Size: 668 sqm approx

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



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