Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	sale
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Address Including suburb or	115 Meridan Road, Golden Beach Vic 3851
locality and postcode	

Indicative selling price

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

Single price \$459,999

Median sale price

Median price	\$435,000	Pro	perty Type	House		Suburb	Golden Beach
Period - From	01/01/2024	to	31/12/2024		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	13 Azure Av GOLDEN BEACH 3851	\$450,000	26/09/2024
2	38 Shoreline Dr GOLDEN BEACH 3851	\$440,000	13/09/2024
3	44 Star View St GOLDEN BEACH 3851	\$435,000	19/03/2024

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 18 months.

This Statement of Information was prepared on:	19/03/2025 19:07



Date of sale











Property Type: House (Res) **Land Size:** 1177 sqm approx

Agent Comments

Indicative Selling Price \$459,999 Median House Price

Year ending December 2024: \$435,000

Comparable Properties



13 Azure Av GOLDEN BEACH 3851 (REI/VG)

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a :

Agent Comments

Price: \$450,000 Method: Private Sale Date: 26/09/2024 Property Type: House Land Size: 720 sqm approx



38 Shoreline Dr GOLDEN BEACH 3851 (REI/VG)

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Agent Comments

Price: \$440,000 Method: Private Sale Date: 13/09/2024 Property Type: House Land Size: 600 sqm approx



44 Star View St GOLDEN BEACH 3851 (REI/VG)

2



2

Price: \$435,000 Method: Private Sale Date: 19/03/2024 Property Type: House

Land Size: 890 sqm approx

Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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