

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

115 Meridan Road, Golden Beach Vic 3851

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

Property 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	Price	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



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)

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)

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)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 19/03/2024
Property Type: House
Land Size: 890 sqm approx

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