



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 15 Ocean Court, 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 \$360,000 To \$380,000

Median sale price

Median price \$445,000 Property type House Suburb Golden Beach

Period - From Dec 2024 to Feb 2025 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
53 Sunglow Crescent, Golden Beach 3851	\$395,000	12/01/2024
15-21 Sandridge Avenue, Golden Beach 3851	\$350,000	09/10/2024
6 Spindrift Avenue, Golden Beach 3851	\$295,000	19/12/2024

This Statement of Information was prepared on: 25th February 2025