

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 Rainbow Road, Golden Beach Vic 3851

Indicative selling price

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

Single price \$329,000

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 two kilometres of the property for sale in the last six 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	6 Spindrift Av GOLDEN BEACH 3851	\$295,000	19/12/2024
2	140 The Boulevard PARADISE BEACH 3851	\$354,000	14/10/2024
3	15-21 Sandridge Av GOLDEN BEACH 3851	\$350,000	09/10/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/03/2025 09:34

15 Rainbow Road, Golden Beach Vic 3851

GRAHAM CHALMER
PTY. LTD.

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$329,000

Median House Price
Year ending December 2024: \$435,000



2 1 1

Property Type: House

Agent Comments

Comparable Properties



6 Spindrift Av GOLDEN BEACH 3851 (REI/VG)

Agent Comments

2 1 2

Price: \$295,000
Method: Private Sale
Date: 19/12/2024
Property Type: House
Land Size: 635 sqm approx



140 The Boulevard PARADISE BEACH 3851 (REI/VG)

Agent Comments

4 1 1

Price: \$354,000
Method: Private Sale
Date: 14/10/2024
Property Type: House
Land Size: 651 sqm approx



15-21 Sandridge Av GOLDEN BEACH 3851 (REI)

Agent Comments

4 1 3

Price: \$350,000
Method: Private Sale
Date: 09/10/2024
Property Type: House
Land Size: 2400 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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