



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 16 Meridan Road, 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 \$110,000 To \$120,000

Median sale price

Median price \$395,000 Property type House Suburb Golden Beach
Period - From Dec 2023 to Feb 2024 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
18 Wave Cap Court, Golden Beach 3851	\$140,000	02/10/2023
47 Meridan Road, Golden Beach 3851	\$127,000	24/08/2023
41 Astro Avenue, Golden Beach 3851	\$155,000	01/10/2023

This Statement of Information was prepared on: 1st February 2024