

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	246 Shore	eline Drive,	Golden Beach 3	851				
dicative se	elling pri	ce						
r the meaninឲ	g of this pri	ce see con	sumer.vic.gov.au	ı/underquotir	ng (*Delete si	ngle pric	e or range as applicable	e)
	Range	\$460,000	То	\$500	0,000			
	_					<u> </u>		
edian sale	price							
/ledian price	\$395,000)	Property ty	pe House		Suburb	Golden Beach 3851	
	+			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Period - From	Aug 2024	ł to	March 25	Source	Pricefinder			
omparable	propert	y sales (*Delete A or	B below a	ıs applicat	ole)		
omparable	propert	y sales (*Delete A or	B below a	ıs applicat	ole)		
omparable	propert	y sales (*Delete A or	B below a	ıs applicat	ole)		
·						·	three comparable prop	erties were s
The es	tate agent	or agent's		asonably be	lieves that fe	·	three comparable prop	erties were so
The es	tate agent	or agent's	representative re	asonably be	lieves that fe	·	three comparable prop	erties were s
The es	tate agent	or agent's	representative re	asonably be	lieves that fe	·	three comparable prop	erties were so