



## 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range  To

### Median sale price

Median price  Property type  Suburb   
Period - From  to  Source

### 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   |
| 46 Beachcomber Road, Golden Beach 3851 | \$155,000 | 21/09/2023   |
| 13 Beachcomber Road, Golden Beach 3851 | \$160,000 | 24/08/2023   |

This Statement of Information was prepared on: