

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale							
Addres	82 Sunburst Ave	82 Sunburst Avenue, 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)							
Rang	e \$400,000	\$400,000 To		\$440,000			
Median sale price							
Median price \$357,5	500	Property type Ho	ouse	Suburb Golden Be	each		
Period - From Jun 2025 to Aug 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	_	
13 Azure Avenue, Golden Beach 3851				\$450,000	26/09/2024		
56-58 Moonrise Road, Golden Beach 3851				\$410,000	20/09/2024		

31 Beachcomber Road, Golden Beach 3851

Golden Beach Real Estate P/L, ABN 59 643 814 340 14 Surf Edge Drive, GOLDEN BEACH VIC 3851, Phone (03) 5146 3233 - Mobile 0438 463 439, www.qoldenbeachrealestate.com.au, www.qoldenbeachrealestate.com.au

This Statement of Information was prepared on: 12th August 2025

\$455,000

02/08/2024