



03 5146 3111 0407 131 678 robyn@90milebeach.com.au

Statement of Information
Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode

Indicative selling price

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

Single price

Median sale price

(*Delete house or unit as applicable)

Median price *House *unit

Suburb or locality

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

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 |
|-----------------------------------|-----------|--------------|
| 172 The Boulevard, Paradise Beach | \$250,000 | 27/9/2018 |
| 54 Moonrise Road, Golden Beach | \$275,000 | 13/8/2018 |
| 234 Shoreline Drive, Golden Beach | \$280,000 | 23/7/2018 |