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**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 34 Rainbow Road, Golden Beach 3851

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$250,000

**Median sale price**

Median price \$227,000 \*House  Suburb or locality Golden Beach Vic  
Period - From 3/4/2018 to 19/12/2018 Source Landata

**Comparable property sales**

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
33 Azure Ave, Golden Beach	\$245,000	26/6/2018
31 Lakeline Road, Golden Beach	\$280,000	10/10/2018
122 Golden Beach Drive, Golden Beach	\$255,000	25/11/2018