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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

93 Sunburst Ave, Golden Beach 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$260,000

Median sale price

Median price

\$227,000

*House

X

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 |