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## 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  
Including suburb or  
locality and postcode

13 Driftwood Ave, Golden Beach 3851
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### Indicative selling price

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

Single price

\$105,000
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### Median sale price

Median price

\$89,000	Property type	Land	Suburb	Golden Beach 3851
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Period - From

17/9/2018	to	19/5/2019	Source	Landata
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**Important advice about the median sale price:** The median sale price is provided to comply with section 47AF (2)(b) of the *Estate Agents Act 1980*. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 6 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

### 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
6 Surfers Ave, Golden Beach 3851	\$99,000	6/5/2019
20 Driftwood Ave, Golden Beach 3851	\$92,500	19/5/2019
36-42 Edgewater Drive, Golden Beach 3851	\$107,000	3/7/2019

This Statement of Information was prepared on: 

16/09/2019
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