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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

25 Sunglow Cres, 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 \$195,000

**Median sale price**

Median price \$235,000

\*House

Suburb or locality Golden Beach Vic 3851

Period - From 1/10/2018 to 1/3/2019

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
93 Fairway Ave, Golden Beach 3851	\$190,000	27/2/2019
88 Golden Beach Drive, Golden Beach 3851	\$205,000	8/1/2019
10 Azure Ave, Golden Beach 3851	\$180,000	20/09/2018