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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

39 Azure Ave Golden Beach

### Indicative selling price

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

Single price \$230,000

### Median sale price

Median price \$218,000

Property type House

Suburb Golden Beach

Period - From 19/6/2020

to

29/4/2020

Source Realestate.com

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
70 Shoreline Drive Golden Beach	\$260,000	19/6/2020
24 Meridan Road, Golden Beach	\$240,000	24/4/2020
11 Lakeline Road, Golden Beach	\$260,000	5/3/2020

This Statement of Information was prepared on: 18<sup>th</sup> July 2020