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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

113 Flamingo Drive Golden Beach

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$75,000

 or range between \$

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 & \$

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Median sale price

Median price

\$82166

 Property type

Land

 Suburb

Golden Beach

Period - From

14/6/19

 to

22/11/19

 Source

Realestate.com

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
23-27 Rollaway Rise Golden Beach	\$55000	22/11/2019
20 Driftwood Ave Golden Beach	\$92500	01/07/2019
6 Surfers Ave Golden Beach	\$99000	14/06/2019

This Statement of Information was prepared on:

1/12/2019
