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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

19 Star View Street 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 \$60,000

Median sale price

Median price \$67,666

Property type Land

Suburb Golden Beach

Period - From 01/07/2019

to

06/12/2019

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
42 Sunglow Crescent Golden Beach	\$47,000	06/12/2019
88 Astro Avenue Golden Beach	\$40,000	22/09/2019
162 Shoreline Drive Golden Beach	\$116,000	01/07/2019

This Statement of Information was prepared on: 19th December 2019