



Ph: 03 5146 3111 M: 0407 131 678 robyn@90milebeach.com.au

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

16 Sunglow Cres, Golden Beach 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$72,000

Median sale price

Median price

\$237,500

Property type

House

Suburb

Golden Beach 3851

Period - From

Oct 2019

to

May 2020

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
44 Seabreeze Ave, Golden Beach	\$70,000	11/1/2020
55 Meridan Road, Golden Beach	\$77,500	14/4/2019
14 Azure Ave, Golden Beach	\$61,000	1/2/2019

This Statement of Information was prepared on:

2 May 2020
