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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

48 Meridan Road, Golden Beach 3851
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### Indicative selling price

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

Single price

\$135,000
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### Median sale price

Median price

\$237,000
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Property type

House
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Suburb

Golden Beach
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Period - From

October 2019
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to

May 2020
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Source

Landata
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### 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
81 Seabreeze Ave, Golden Beach	\$173,000	18/10/2019
137 Seventh Ave, Paradise Beach	\$172,000	7/5/2020
39 Seventh Ave, Paradise Beach	\$170,000	9/12/2019

This Statement of Information was prepared on:

4/5/2020
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