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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

47 Astro Avenue 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 \$350,000

or range between \$*

&

\$

Median sale price

Median price \$343,000

Property type House

Golden Beach

Period - From 25/01/21

to

25/01/21

Source

Realestate.com

Comparable property sales (*Delete A or B below as applicable)

A* 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
26 Haven Way Golden Beach	\$355,000	25/01/21
125 Meridan Rd Golden Beach	\$250,000	25/01/21
40 Shoreline Drive Golden Beach	\$425,000	25/01/21

This Statement of Information was prepared on: 14/2/21