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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

37 Lakeline Road, Golden Beach 3851

Indicative selling price

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

Price range \$85,000 to \$90,000

Median sale price

Median price \$270,000 Property type House Suburb Golden Beach 3851

Period - From Jan 2020 to Feb 2021 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
6 Syepkensons Street, Paradise Beach 3851	\$165,000	14/2/2021
23 Sea Foam Ave, Golden Beach 3851	\$115,000	3/1/2021
2 Azure Ave, Golden Beach 3851	\$88,000	30/12/2020

This Statement of Information was prepared on: 4/03/2021