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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

34 Beachcomber Road, Golden Beach

Indicative selling price

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

Single price

\$62,000

Median sale price

Median price

\$262,500

Property type

House

Suburb

Golden Beach

Period - From

27/2/2020

to

2/11/2020

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
23 Beachcomber Road, Golden Beach	\$72,000	9/6/2020
49 Beachcomber Road, Golden Beach	\$65,000	23/3/2020
20 Beachcomber Road, Golden Beach	\$58,000	4/11/2020

This Statement of Information was prepared on:

21/10/2020
