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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 Shoreline Drive, Golden Beach 3851

Indicative selling price

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

range between \$465,000 & \$485,000

Median sale price

Median price \$205,000 Property type House Suburb Golden Beach 3851

Period - From 1/5/2018 to 28/6/2019 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
336 Shoreline Drive, Golden Beach	\$470,000	8/5/2019
128-132 Ti Tree Drive, Golden Beach	\$350,000	8/4/2019
28 Finisterre Drive, The Honeysuckles	\$385,000	3/4/2018

This Statement of Information was prepared on: 29/08/2019