

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

46 Meridan Road, Golden Beach VIC 3851

Indicative selling price

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

Single price

\$165,000

Median sale price

Median price

\$210,000

*House

X

Suburb
or locality

Golden Beach

Source

Realestate.com

Comparable property sales

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
1. 34 Seabreeze Avenue, Golden Beach 3851	\$155,000	07/12/2017
2. 81 Seabreeze Avenue, Golden Beach 3851	\$160,000	28/03/2018
3. 132 Meridan Road, Golden Beach 3851	\$170,000	07/02/2018