

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

10 Haven Way, Golden Beach 3851

То

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range \$105,000

\$115,000

Median sale price

Median price	\$400,000		Property type	House		Suburb	Golden Beach
Period - From	Jul 2023	to	Oct 2023	Source	Pricefinder		

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
83 Seabreeze Avenue, Golden Beach 3851	\$105,000	12/01/2024
62 Meridan Road, Golden Beach 3851	\$120,000	16/12/2023
47 Meridan Road, Golden Beach 3851	\$127,000	24/08/2023

This Statement of Information was prepared on: 12th June 2024

Golden Beach Real Estate P/L, ABN 59 643 814 340 14 Surf Edge Drive, GOLDEN BEACH VIC 3851, Phone (03) 5146 3233 - Mobile 0438 463 439, <u>w.tanner@goldenbeachrealestate.com.au</u>, <u>www.goldenbeachrealestate.com.au</u>