

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

2 Twilight Way, Golden Beach Vic 3851

Indicative selling price

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

Single price \$670,000

Median sale price

Median price \$400,000

Property Type House

Suburb Golden Beach

Period - From 18/03/2023

to 17/03/2024

Source REIV

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
1	218 Shoreline Dr GOLDEN BEACH 3851	\$700,000	15/06/2023
2	6 Catton St SEASPRAY 3851	\$645,000	21/09/2023
3	40 Shoreline Dr GOLDEN BEACH 3851	\$640,000	28/02/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

18/03/2024 08:47

Brett Glover
5144 4333
0408 384 147
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Indicative Selling Price
\$670,000

Median House Price
18/03/2023 - 17/03/2024: \$400,000



Property Type: Land
Land Size: 1690 sqm approx
Agent Comments

Comparable Properties



218 Shoreline Dr GOLDEN BEACH 3851 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 15/06/2023
Property Type: House
Land Size: 605 sqm approx



6 Catton St SEASPRAY 3851 (VG)

Agent Comments



Price: \$645,000
Method: Sale
Date: 21/09/2023
Property Type: House (Res)
Land Size: 1117 sqm approx



40 Shoreline Dr GOLDEN BEACH 3851 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 1798 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690