

STATEMENT OF INFORMATION

24 HAVEN WAY, GOLDEN BEACH, VIC 3851

PREPARED BY MARK HURST, CORONIS CASEY



Coronis

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 HAVEN WAY, GOLDEN BEACH, VIC

4 1 1

Indicative Selling Price

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

Price Range: **\$520,000 to \$572,000**

Provided by: mark hurst, Coronis Casey

MEDIAN SALE PRICE



GOLDEN BEACH, VIC, 3851

Suburb Median Sale Price (House)

\$385,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1 BEACHCOMBER RD, GOLDEN BEACH, VIC

4 2 1

Sale Price

\$503,000

Sale Date: 29/05/2023

Distance from Property: 742m



14-16 SEVENTH AVE, PARADISE BEACH, VIC

4 2 4

Sale Price

\$490,000

Sale Date: 28/07/2022

Distance from Property: 4.9km



2389 SHORELINE DR, THE HONEYSUCKLES,

4 2 2

Sale Price

\$530,000

Sale Date: 10/12/2021

Distance from Property: 21km



This report has been compiled on 06/04/2024 by Coronis Casey. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

24 HAVEN WAY, GOLDEN BEACH, VIC 3851


Indicative selling price

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

Price Range: \$520,000 to \$572,000

Median sale price

Median price: \$385,000 Property type: House Suburb: GOLDEN BEACH

Period: 01 April 2023 to 31 March 2024 Source: 

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
1 BEACHCOMBER RD, GOLDEN BEACH, VIC 3851	\$503,000	29/05/2023
14-16 SEVENTH AVE, PARADISE BEACH, VIC 3851	\$490,000	28/07/2022
2389 SHORELINE DR, THE HONEYSUCKLES, VIC 3851	\$530,000	10/12/2021

This Statement of Information was prepared on: 06/04/2024