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

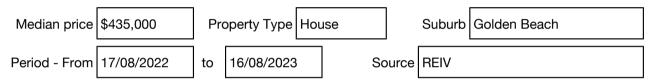
40 Shoreline Drive, Golden Beach Vic 3851

Indicative selling price

For the meaning of this		

Single price \$695,000

Median sale price



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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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			
3			

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 eighteen months.

This Statement of Information was prepared on:

17/08/2023 14:05



40 Shoreline Drive, Golden Beach Vic 3851

GRAHAM CHALMER





Property Type: House (Res) **Land Size:** 1787 sqm approx Agent Comments Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$695,000 Median House Price 17/08/2022 - 16/08/2023: \$435,000

Comparable Properties



218 Shoreline Dr GOLDEN BEACH 3851 (REI) Agent Comments



Price: \$700,000 Method: Private Sale Date: 15/06/2023 Property Type: House

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 eighteen months.

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

propertydata



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