

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 price see consumer.vic.gov.au/underquoting

Single price \$695,000

Median sale price

Median price \$435,000

Property Type House

Suburb Golden Beach

Period - From 17/08/2022

to 16/08/2023

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 eighteen 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			
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

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Indicative Selling Price

\$695,000

Median House Price

17/08/2022 - 16/08/2023: \$435,000



Property Type: House (Res)

Land Size: 1787 sqm approx

Agent Comments

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