

# 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

56 Avalon Way, Golden Beach 3851

### Indicative selling price

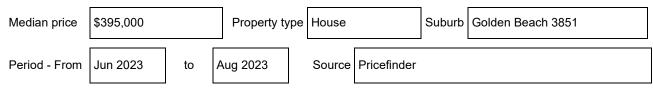
For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

То

\$140,000 Range

\$150,000

### Median sale price



### Comparable property sales (\*Delete A or B below as applicable)

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: 22<sup>nd</sup> August 2023

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, w.tanner@goldenbeachrealestate.com.au, www.goldenbeachrealestate.com.au