



## 11 Dolphin Avenue, GOLDEN BEACH 3851

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### STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne Metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median Land sale price

Median price  | House  | Suburb or locality   
Period - From  to  | Source

#### Comparable property sales

A These are the three properties sold within \*five kilometres of the property for sale in the last \*6 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
197 Seventh Avenue, PARADISE BEACH	\$162,000	09/04/2018
139 Fifth Avenue PARADISE BEACH	\$165,000	31/08/2017
10 Azure Avenue, GOLDEN BEACH	\$180,000	31/10/2018

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