



## 96 Meridan Road, 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
3 Ocean Court, Golden Beach	\$42,000	05/08/2018
31 Astro Avenue, Golden Beach	\$41,000	01/07/2018
28 Fairway Avenue, Golden Beach.	\$43,000	18/06/2018

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