



## 91 Astro 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 (If A\* is not completed, B\* is applicable.)

**A** These are the three properties sold within \*five kilometres of the property for sale in the last \*18 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
68 Rainbow Road, Golden Beach	\$43,000	19/04/2019
96 Meridan Road, Golden Beach	\$40,000	05/04/2019
107 Astro Avenue, Golden Beach	\$42,500	05/04/2019

**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 18 months.

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