



## 39 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  Unit  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
21 Sunburst Avenue Golden Beach 3851	\$42,000	31/05/2017
5 Sixth Avenue North Paradise Beach 3851	\$42,000	30/05/2107
109 Meridan Road Golden Beach 3851	\$38,000	06/06/2017

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