



53 Sunburst Avenue, Golden Beach 3851

STATEMENT OF INFORMATION

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

Sections 47AF of the Estate Agents Act 1980

Indicative selling price

For the meaning of this price see 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
31 Spindrift Avenue, Golden Beach	\$50,000	19/04/2019
24 Starview Street, Golden Beach	\$50,000	05/04/2019
22 Sunburst Avenue, Golden Beach	\$50,000	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.
