



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 112 Shoreline Drive, Golden Beach 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range \$330,000 To \$350,000

### Median sale price

Median price \$390,000 Property type House Suburb Golden Beach

Period - From Feb 2025 to Apr 2025 Source Pricefinder

### Comparable property sales (\*Delete A or B below as 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
49 Rainbow Road, Golden Beach 3851	\$280,000	31/01/2025
140 The Boulevard, Paradise Beach 3851	\$354,000	14/10/2024
39 Sunburst Avenue, Golden Beach 3851	\$290,000	28/06/2024

This Statement of Information was prepared on: 20<sup>th</sup> April 2025