

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
Including suburb and postcode 24 Shoreline Drive, Golden Beach, VIC 3851

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$195,000

Median sale price

Median price \$105,000 Property Type Vacant Land Suburb Golden Beach (3851)

Period - From 01/08/2024 to 01/08/2025 Source Corelogic

Comparable property sales

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
222 SHORELINE DRIVE, GOLDEN BEACH VIC 3851	\$170,000	05/12/2024
36 BEACHCOMBER ROAD, GOLDEN BEACH VIC 3851	\$195,000	23/12/2024
5 BEACHCOMBER ROAD, GOLDEN BEACH VIC 3851	\$147,000	10/04/2025

This Statement of Information was prepared on: 04/08/2025