Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	49 Sunglow Crescent Golden Beach, 3851

Indicative selling price

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

Single price	$145,000

Median sale price

Median price	NOT PROVIDED	Property Type	LAND	Suburb	GOLDEN BEACH
Period - From		to		Source	n/a

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	51 Astro Avenue, Golden Beach, Vic 3851	$135,000	05-Feb-2022
2	23 Fairway Avenue, Golden Beach, Vic 3851	$135,000	20-Dec-2021
3	31 Spindrift Avenue, Golden Beach, Vic 3851	$140,000	22-Dec-2021

This statement of information was prepared on 15-May-2025 at 12:45:42 PM AEST