

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

52 Happy Valley Drive Sunset Strip VIC 3922

Indicative selling price

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

Single Price

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,500

Property type

House

Suburb

Sunset Strip

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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

48 Happy Valley Drive Sunset Strip VIC 3922	\$415,000	20-Jan-18
37 Phillip Island Road Sunset Strip VIC 3922	\$430,000	12-Jan-18
13 San Remo Crescent Sunset Strip VIC 3922	\$397,500	23-Sep-19

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.~~

This Statement of Information was prepared on: 07 November 2019



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**48 Happy Valley Drive Sunset Strip
VIC 3922**

4 1 1

Sold Price

\$415,000

Sold Date

20-Jan-18

Distance

0.03km



**37 Phillip Island Road Sunset Strip
VIC 3922**

3 2 2

Sold Price

\$430,000

Sold Date

12-Jan-18

Distance

0.15km



**13 San Remo Crescent Sunset Strip
VIC 3922**

3 2 1

Sold Price

\$397,500

Sold Date

23-Sep-19

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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