



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**22-24 Happy Valley Drive,
SUNSET STRIP 3922**

House



3 beds



1 baths



2 parking

Indicative selling price

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

Single price \$479,000

Median sale price

Median **House** for **SUNSET STRIP** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$395,000

Comparable property sales

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 the most comparable to the property for sale.

29 Phillip Island Road,
Sunset Strip 3922

Price \$460,000 Sold 20
February 2019

7 Sun Court,
Sunset Strip 3922

Price \$470,000 Sold 07
December 2018

6-8 Galleon Crescent,
Sunset Strip 3922

Price \$460,000 Sold 02 July
2019

This Statement of Information was prepared on 10th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Ray White Phillip Island

56 - 58 Thompson Avenue,
Cowes VIC 3922

Contact agents



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RayWhite