

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 37 PHILLIP ISLAND ROAD, SUNSET STRIP, VIC 3922


Indicative selling price

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

Single Price: \$449,000

Median sale price

Median price \$340,000 House ☒ Unit ☐ Suburb SUNSET STRIP

Period 01 April 2016 to 31 March 2017 Source 

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
36 HAPPY VALLEY DR, SUNSET STRIP, VIC 3922	Price Withheld	24/04/2017
22 GALLEON CRES, SUNSET STRIP, VIC 3922	\$375,000	10/03/2017
5 HAPPY VALLEY DR, SUNSET STRIP, VIC 3922	\$405,000	20/03/2017