

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

27 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,000

Property type

House

Suburb

Sunset Strip

Period-from

01 Dec 2019

to

30 Nov 2020

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

37 Galleon Crescent Sunset Strip VIC 3922	\$472,500	24-Nov-19
20A Bermagui Crescent Sunset Strip VIC 3922	\$480,000	03-Dec-20
19-21 Galleon Crescent Sunset Strip VIC 3922	\$570,000	06-Nov-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: 10 December 2020



**37 Galleon Crescent Sunset Strip
VIC 3922**

 4  3  5

Sold Price

\$472,500

Sold Date **24-Nov-19**

Distance **0.24km**



**20A Bermagui Crescent Sunset
Strip VIC 3922**

 2  1  4

Sold Price

^{RS} **\$480,000**

Sold Date **03-Dec-20**

Distance **0.27km**



**19-21 Galleon Crescent Sunset Strip
VIC 3922**

 4  1  2

Sold Price

\$570,000

Sold Date **06-Nov-19**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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