

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

23 GALLEON CRESCENT 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

or range
between

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunset Strip

Period-from

01 Oct 2021

to

30 Sep 2022

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

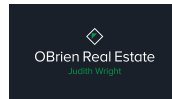
Date of sale

1 GALLEON CRESCENT SUNSET STRIP VIC 3922	\$660,000	08-Aug-21
48 BACK BEACH ROAD SAN REMO VIC 3925	\$258,950	14-Jun-19
1 BERMAGUI CRESCENT SUNSET STRIP VIC 3922	\$635,500	04-Mar-22

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: 03 October 2022



Emma Spencer

P 59525100

M 0499543363

E emma.spencer@obrienrealestate.com.au



**1 GALLEON CRESCENT SUNSET
STRIP VIC 3922**

3 1 1

Sold Price

\$660,000

Sold Date **08-Aug-21**

Distance **0.19km**



**48 BACK BEACH ROAD SAN REMO
VIC 3925**

4 2 -

Sold Price

\$258,950

Sold Date **14-Jun-19**

Distance **9.94km**



**1 BERMAGUI CRESCENT SUNSET
STRIP VIC 3922**

4 1 -

Sold Price

\$635,500

Sold Date **04-Mar-22**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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