



## **STATEMENT OF INFORMATION**

27 SUNSET DRIVE, SUNSET STRIP, VIC 3922

PREPARED BY JOSHUA DUNSTAN, JUDITH WRIGHT STOCKDALE & LEGGO





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**27 SUNSET DRIVE, SUNSET STRIP, VIC**

2 1 1

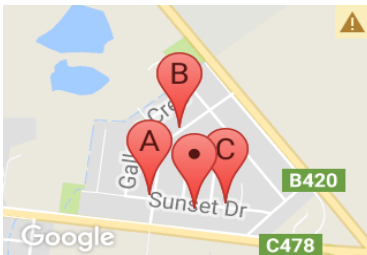
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$350,000**

Provided by: Joshua Dunstan, Judith Wright Stockdale & Leggo

## MEDIAN SALE PRICE



**SUNSET STRIP, VIC, 3922**

**Suburb Median Sale Price (House)**

**\$340,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**42 SUNSET DR, SUNSET STRIP, VIC 3922**

3 1 2

**Sale Price**

**\*\$345,000**

Sale Date: 05/09/2017

Distance from Property: 153m



**30 BERMAGUI CRES, SUNSET STRIP, VIC 3922**

3 1 2

**Sale Price**

**\$325,000**

Sale Date: 09/04/2017

Distance from Property: 293m



**14 SUNSET DR, SUNSET STRIP, VIC 3922**

3 2 4

**Sale Price**

**\$380,000**

Sale Date: 23/01/2017

Distance from Property: 104m



This report has been compiled on 21/10/2017 by Judith Wright Stockdale & Leggo. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

27 SUNSET DRIVE, SUNSET STRIP, VIC 3922

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$350,000

Median sale price

Median price

\$340,000

House

X

Unit


Suburb

SUNSET STRIP

Period

01 October 2016 to 30 September 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
42 SUNSET DR, SUNSET STRIP, VIC 3922	*\$345,000	05/09/2017
30 BERMAGUI CRES, SUNSET STRIP, VIC 3922	\$325,000	09/04/2017
14 SUNSET DR, SUNSET STRIP, VIC 3922	\$380,000	23/01/2017