



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 SUNSET DRIVE, SUNSET STRIP, VIC

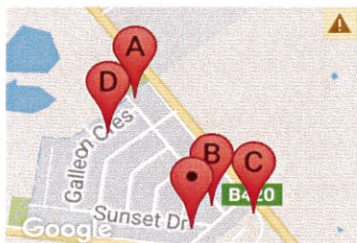
4 2 2

Indicative Selling Price

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

Price Range: **\$353,000 to \$390,000**

MEDIAN SALE PRICE



SUNSET STRIP, VIC, 3922

Suburb Median Sale Price (House)

\$340,000

01 July 2016 to 30 June 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.



58 HAPPY VALLEY DR, SUNSET STRIP, VIC

4 2 4

Sale Price

\$345,000

Sale Date: 10/04/2017

Distance from Property: 520m



5 HAPPY VALLEY DR, SUNSET STRIP, VIC 3922

4 2 2

Sale Price

\$405,000

Sale Date: 20/03/2017

Distance from Property: 109m



21 VISION CCT, SUNSET STRIP, VIC 3922

3 2 4

Sale Price

***\$355,000**

Sale Date: 30/08/2017

Distance from Property: 218m



This report has been compiled on 01/09/2017 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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31 GALLEON CRES, SUNSET STRIP, VIC 3922



3



1



2

Sale Price

\$380,000

Sale Date: 26/03/2017

Distance from Property: 452m



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 5 SUNSET DRIVE, SUNSET STRIP, VIC 3922


Indicative selling price

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

Price Range: \$353,000 to \$390,000

Median sale price

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

Period 01 July 2016 to 30 June 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
58 HAPPY VALLEY DR, SUNSET STRIP, VIC 3922	\$345,000	10/04/2017
5 HAPPY VALLEY DR, SUNSET STRIP, VIC 3922	\$405,000	20/03/2017
21 VISION CCT, SUNSET STRIP, VIC 3922	*\$355,000	30/08/2017
31 GALLEON CRES, SUNSET STRIP, VIC 3922	\$380,000	26/03/2017