

Greg Davis

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

21 Phillip Island Road Sunset Strip VIC 3922

3 2 -

## Indicative Selling Price

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

Single Price \$399,000




## Median Sale Price

\$380,000 Houses in Sunset strip between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>43 Phillip Island Road Sunset Strip VIC 3922</b>	Sold Price	<b>\$390,000</b>	Sold Date	<b>18-Jul-18</b>
	4 2 -			Distance	<b>0.19km</b>
	<b>10 Clipper Crescent Sunset Strip VIC 3922</b>	Sold Price		Sold Date	<b>13-Jun-18</b>
	3 1 -			Distance	<b>0.21km</b>
	<b>39 Galleon Crescent Sunset Strip VIC 3922</b>	Sold Price	<b>\$395,000</b>	Sold Date	<b>09-Jan-18</b>
	3 1 -			Distance	<b>0.3km</b>

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