

## 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

37 HAPPY VALLEY DRIVE SUNSET STRIP VIC 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$699,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Sunset Strip

Period-from

01 Apr 2023

to

31 Mar 2024

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

16 SUNSET DRIVE SUNSET STRIP VIC 3922	\$867,000	16-Jan-24
62 BACK BEACH ROAD SUNSET STRIP VIC 3922	\$730,000	31-Aug-23
25 PANORAMA AVENUE SUNSET STRIP VIC 3922	\$740,000	14-Sep-23

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: 19 April 2024



**16 SUNSET DRIVE SUNSET STRIP  
VIC 3922**

Sold Price

RS

**\$867,000**

Sold Date

**16-Jan-24**

 4  2  2

Distance

**0.25km**



**62 BACK BEACH ROAD SUNSET  
STRIP VIC 3922**

Sold Price

**\$730,000**

Sold Date

**31-Aug-23**

 5  2  2

Distance

**0.34km**



**25 PANORAMA AVENUE SUNSET  
STRIP VIC 3922**

Sold Price

**\$740,000**

Sold Date

**14-Sep-23**

 3  2  3

Distance

**0.39km**

RS = Recent sale

UN = Undisclosed Sale

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