

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

46 HAPPY VALLEY DRIVE 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,500

Property type

House

Suburb

Sunset Strip

Period-from

01 Mar 2024

to

28 Feb 2025

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

7 SUNSET DRIVE SUNSET STRIP VIC 3922	\$530,000	06-Feb-25
17 JILL STREET SUNDERLAND BAY VIC 3922	\$545,000	11-Feb-25

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: 18 March 2025

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7 SUNSET DRIVE SUNSET STRIP VIC 3922 Sold Price **\$530,000** Sold Date **06-Feb-25**
Distance **0.43km**

3 2 -



17 JILL STREET SUNDERLAND BAY VIC 3922 Sold Price ^{RS}**\$545,000** Sold Date **11-Feb-25**
Distance **1.62km**

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RS = Recent sale UN = Undisclosed Sale

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