



Statement of Information

Sections 47AF of the Estate Agents Act 1980

48 Happy Valley Drive, SUNSET STRIP 3922

House

4 beds

1 baths

1 parking

Indicative selling price

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

Single price \$419,000

Median sale price

Median **House** for **SUNSET STRIP** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$340,000

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

5 Happy Valley Drive,
Sunset Strip 3922

Price \$405,000 Sold 20 March 2017

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

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

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