

# 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 5 Galleon Crescent, Sunset Strip, VIC 3922

### Indicative selling price

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

Price Range

\$575,000

&

\$595,000

### Median sale price

Median price

\$665,000

Property Type

House

Suburb

Sunset Strip (3922)

Period - From

01/01/2023

to

30/12/2023

Source

Pricefinder

### Comparable property sales

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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
38 GALLEON CRESCENT, SUNSET STRIP VIC 3922	\$690,000	13/10/2023
51 HAPPY VALLEY DRIVE, SUNSET STRIP VIC 3922	\$580,000	10/10/2023
28 HAPPY VALLEY DRIVE, SUNSET STRIP VIC 3922	\$640,000	23/08/2021

This Statement of Information was prepared on: 21/02/2024