

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

41 HERITAGE GARDENS SYDENHAM VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Sydenham

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

12 HERITAGE GARDENS SYDENHAM VIC 3037	\$735,000	26-Jun-24
2 AMBRIDGE GROVE SYDENHAM VIC 3037	\$730,000	18-Oct-24
1 PALARA STREET DELAHEY VIC 3037	\$730,000	08-Nov-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 December 2024

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**12 HERITAGE GARDENS  
SYDENHAM VIC 3037**

 4  2  2

Sold Price **\$735,000** Sold Date **26-Jun-24**

Distance **0.1km**



**2 AMBRIDGE GROVE SYDENHAM  
VIC 3037**

 4  2  2

Sold Price **\$730,000** Sold Date **18-Oct-24**

Distance **0.23km**



**1 PALARA STREET DELAHEY VIC  
3037**

 4  2  2

Sold Price <sup>RS</sup> **\$730,000** Sold Date **08-Nov-24**

Distance **0.56km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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