

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

2/22 Breadalbane Court Sydenham VIC 3037

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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jan 2020

to

31 Dec 2020

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

| | | |
|--|-----------|-----------|
| 2/18 Buckingham Street Sydenham VIC 3037 | \$475,000 | 13-Jun-20 |
| 1/12 Normanby Street Sydenham VIC 3037 | \$475,000 | 30-Jul-20 |
| 1/13 Dundee Way Sydenham VIC 3037 | \$475,000 | 29-Aug-20 |

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: 12 January 2021



2/18 Buckingham Street Sydenham VIC 3037

Sold Price

\$475,000

Sold Date

13-Jun-20

 3  2  1

Distance

0.14km



1/12 Normanby Street Sydenham VIC 3037

Sold Price

Sold Date

30-Jul-20

 3  2  1

Distance

0.35km



1/13 Dundee Way Sydenham VIC 3037

Sold Price

Sold Date

29-Aug-20

 3  2  1

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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