

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Please do not attend our opens etc if you have:

-  returned from overseas travel in the last 14 days
-  knowingly come into contact with someone who has returned from overseas travel in the last 14 days
-  knowingly come into contact with someone who has been diagnosed or exposed in the last 14 days
-  any potential COVID-19 symptoms including fever, cough, sore throat or unexplained shortness of breath
-  We won't be shaking your hand. We know you'll understand.

If there's any reason that you may be carrying the COVID-19 virus (as stated above), you should seek medical attention as soon as possible and follow instructions of health authorities. If you're unable to enter due to the reasons stated above, we welcome you to call us for any information you might need.

Thank you.

BarryPlant

3/322 SYDENHAM ROAD, SYDENHAM, VIC  3  2  1

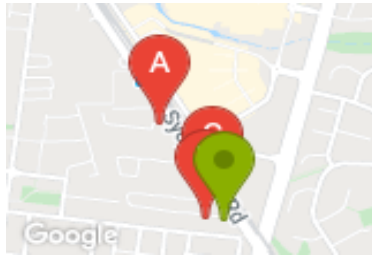
Indicative Selling Price

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

Price Range: \$360,000 to \$380,000

Provided by: David Lussi, Barry Plant Caroline Springs

MEDIAN SALE PRICE



SYDENHAM, VIC, 3037

Suburb Median Sale Price (Unit)

\$420,000

01 July 2019 to 31 December 2019

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



16/358 SYDENHAM RD, SYDENHAM, VIC 3037  3  2  1

Sale Price

\$360,000

Sale Date: 07/12/2019

Distance from Property: 408m



9/322 SYDENHAM RD, SYDENHAM, VIC 3037  3  3  2

Sale Price

\$370,000

Sale Date: 14/10/2019

Distance from Property: 57m



57/330 SYDENHAM RD, SYDENHAM, VIC 3037  2  2  2

Sale Price

\$395,000

Sale Date: 02/01/2020

Distance from Property: 102m



This report has been compiled on 25/03/2020 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

3/322 SYDENHAM ROAD, SYDENHAM, VIC 3037

Indicative selling price

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

Price Range:

\$360,000 to \$380,000

Median sale price

Median price

\$420,000

Property type

Unit

Suburb

SYDENHAM

Period

01 July 2019 to 31 December 2019

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

16/358 SYDENHAM RD, SYDENHAM, VIC 3037	\$360,000	07/12/2019
9/322 SYDENHAM RD, SYDENHAM, VIC 3037	\$370,000	14/10/2019
57/330 SYDENHAM RD, SYDENHAM, VIC 3037	\$395,000	02/01/2020

This Statement of Information was prepared

25/03/2020