

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

3/5 STRATHEDEN 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$471,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jul 2023

to

30 Jun 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

1/5 STRATHEDEN COURT SYDENHAM VIC 3037	\$628,000	27-Apr-24
2/8 MONTROSE COURT SYDENHAM VIC 3037	\$618,000	17-Jan-24
4/545 MELTON HIGHWAY SYDENHAM VIC 3037	\$640,000	26-Mar-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: 02 July 2024



1/5 STRATHEDEN COURT SYDENHAM VIC 3037

4 2 2

Sold Price

^{RS}

\$628,000

Sold Date

27-Apr-24

Distance

0.03km



2/8 MONTROSE COURT SYDENHAM VIC 3037

3 2 2

Sold Price

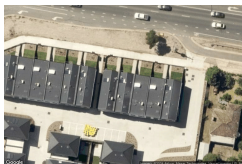
\$618,000

Sold Date

17-Jan-24

Distance

0.37km



4/545 MELTON HIGHWAY SYDENHAM VIC 3037

3 2 -

Sold Price

\$640,000

Sold Date

26-Mar-24

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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