

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

23/21-29 TRICKEY AVENUE 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jan 2023

to

31 Dec 2023

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

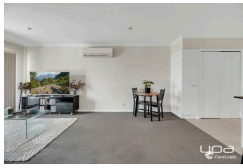
Date of sale

47/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$350,000	21-Aug-23
18/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$355,000	28-Nov-23
36/21-29 TRICKEY AVENUE SYDENHAM VIC 3037	\$350,000	16-Jan-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: 22 January 2024



**47/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

 2  2  1

Sold Price **\$350,000** Sold Date **21-Aug-23**

Distance **0km**



**18/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

 2  2  1

Sold Price **\$355,000** Sold Date **28-Nov-23**

Distance **0.01km**



**36/21-29 TRICKEY AVENUE
SYDENHAM VIC 3037**

 2  2  1

Sold Price ^{RS} **\$350,000** Sold Date **16-Jan-24**

Distance **0.01km**

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

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