

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

1/8 Montrose 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Sydenham

Period-from

01 Nov 2019

to

31 Oct 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

14 Harness Court Sydenham VIC 3037	\$542,500	29-Jun-20
19 Sacras Court Sydenham VIC 3037	\$580,250	31-Oct-20
1 Cobb Junction Sydenham VIC 3037	\$568,000	26-May-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: 04 November 2020



14 Harness Court Sydenham VIC 3037

 3  2  4

Sold Price **\$542,500** Sold Date **29-Jun-20**

Distance **0.98km**



19 Sacras Court Sydenham VIC 3037

 4  2  2

Sold Price ^{RS} **\$580,250** Sold Date **31-Oct-20**

Distance **1.07km**



1 Cobb Junction Sydenham VIC 3037

 3  2  2

Sold Price **\$568,000** Sold Date **26-May-20**

Distance **1.09km**

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

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