# 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

17/19 OVERTON LEA BOULEVARD SYDENHAM VIC 3037

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range betweer	30.30 000	&	\$580,000			
<b>Median sale price</b> (*Delete house or unit as applicable)								
Median Price	\$440,000	Property type	Unit	Suburb	Sydenham			

28 Feb 2022

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Mar 2021

**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.

to

Address of comparable property	Price	Date of sale
56A BOBERRIT WYND SYDENHAM VIC 3037	\$480,000	31-Oct-21
2/4 SPELLMAN AVENUE SYDENHAM VIC 3037	\$495,000	13-Nov-21
1/1 VICTORIA ROAD SYDENHAM VIC 3037	\$523,000	04-Sep-21

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: 14 March 2022



Corelogic

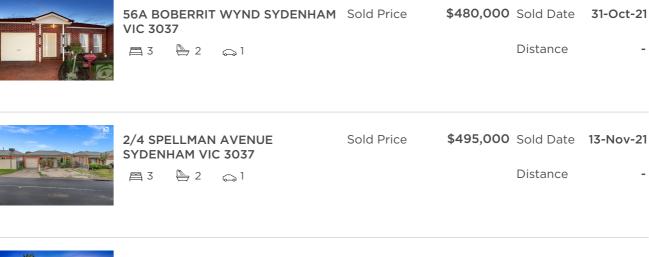
consumer.vic.gov.au



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1/1 VICTORIA ROAD SYDENHAM VIC 3037		Sold Price	\$523,000	Sold Date	04-Sep-21	
	2	<b>⊜</b> 1			Distance	0.19km

RS = Recent sale UN = Undisclosed Sale

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