

## 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

7/70 COMMUNITY HUB SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$441,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 1/546 MELTON HIGHWAY SYDENHAM VIC 3037 | \$540,000 | 24-Feb-22 |
| 16 ADMIRALTY LANE SYDENHAM VIC 3037    | \$580,000 | 28-Jan-22 |
| 23 ADMIRALTY LANE SYDENHAM VIC 3037    | \$540,000 | 07-Oct-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: 22 March 2022



**1/546 MELTON HIGHWAY  
SYDENHAM VIC 3037**

 3  1  1

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date

**24-Feb-22**

Distance

**0.96km**



**16 ADMIRALTY LANE SYDENHAM  
VIC 3037**

 3  2  1

Sold Price

**\$580,000**

Sold Date

**28-Jan-22**

Distance

**1.07km**



**23 ADMIRALTY LANE SYDENHAM  
VIC 3037**

 3  2  1

Sold Price

**\$540,000**

Sold Date

**07-Oct-21**

Distance

**1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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