

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 34 ALBERT ROAD, SYDENHAM VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$ 730,000 & \$ 750,000

Median sale price

Median price \$577,000 House ☒ Unit ☐ Suburb SYDENHAM
Period - From 1/6/16 to 21/6/17 Source PROPERTY DATA

Comparable property sales

- 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 six months.

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