

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

5 MELVA 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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Sydenham

Period-from

01 Sep 2022

to

31 Aug 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

38 SPELLMAN AVENUE SYDENHAM VIC 3037	\$743,000	07-Aug-23
32 CRESSIDA CRESCENT SYDENHAM VIC 3037	\$705,000	26-Apr-23
5 BANEEM COURT SYDENHAM VIC 3037	\$750,000	08-Aug-23

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: 06 September 2023



38 SPELLMAN AVENUE SYDENHAM VIC 3037

3 2 2

Sold Price

^{RS}

\$743,000

Sold Date **07-Aug-23**

Distance **0.68km**



32 CRESSIDA CRESCENT SYDENHAM VIC 3037

3 2 2

Sold Price

\$705,000

Sold Date **26-Apr-23**

Distance **1.52km**



5 BANEEM COURT SYDENHAM VIC 3037

4 2 2

Sold Price

^{RS}

\$750,000

Sold Date **08-Aug-23**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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