

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

3/33 CARRINGTON STREET 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2021

to

30 Apr 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

1/18 CHANDOS STREET SYDENHAM VIC 3037	\$550,000	25-Feb-22
1/5 BREADALBANE COURT SYDENHAM VIC 3037	\$555,000	08-Mar-22
1/3 NORMANBY STREET SYDENHAM VIC 3037	\$515,000	21-Mar-22

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 May 2022



1/18 CHANDOS STREET SYDENHAM VIC 3037

Sold Price **\$550,000** Sold Date **25-Feb-22**

 3  2  1

Distance **0.06km**



1/5 BREADALBANE COURT SYDENHAM VIC 3037

Sold Price **\$555,000** Sold Date **08-Mar-22**

 3  2  1

Distance **0.34km**



1/3 NORMANBY STREET SYDENHAM VIC 3037

Sold Price ^{RS} **\$515,000** ^{UN} Sold Date **21-Mar-22**

 3  2  1

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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