

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

27/358 SYDENHAM ROAD 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Dec 2023

to

30 Nov 2024

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

22/358 SYDENHAM ROAD SYDENHAM VIC 3037	\$430,000	21-Feb-24
39/322 SYDENHAM ROAD SYDENHAM VIC 3037	\$430,000	14-May-24
11/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$460,000	26-Aug-24

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: 26 December 2024



**22/358 SYDENHAM ROAD
SYDENHAM VIC 3037**

 2  2  1

Sold Price **\$430,000** Sold Date **21-Feb-24**

Distance **0.19km**



**39/322 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  2

Sold Price Sold Date **14-May-24**

Distance **0.32km**



**11/330 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$460,000** Sold Date **26-Aug-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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