

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7/504-506 MELTON HIGHWAY, SYDENHAM,  3  1  1

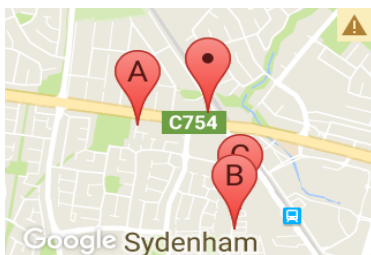
Indicative Selling Price

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

Price Range: **\$350,000 to \$385,000**

Provided by: Michael Cahill, Barry Plant Caroline Springs

MEDIAN SALE PRICE



SYDENHAM, VIC, 3037

Suburb Median Sale Price (Unit)

\$353,750

01 January 2017 to 31 December 2017

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3/553 MELTON HWY, SYDENHAM, VIC 3037

 3  2  2

Sale Price

\$375,000

Sale Date: 12/08/2017

Distance from Property: 468m



58/12 PECKS RD, SYDENHAM, VIC 3037

 3  1  1

Sale Price

\$375,000

Sale Date: 07/09/2017

Distance from Property: 855m



2/12 PECKS RD, SYDENHAM, VIC 3037

 2  1  1

Sale Price

***\$373,000**

Sale Date: 20/11/2017

Distance from Property: 726m



This report has been compiled on 31/01/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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
Including suburb and
postcode

7/504-506 MELTON HIGHWAY, SYDENHAM, VIC 3037

Indicative selling price

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

Price Range:

\$350,000 to \$385,000

Median sale price

Median price

\$353,750

House

Unit

X

Suburb

SYDENHAM

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/553 MELTON HWY, SYDENHAM, VIC 3037	\$375,000	12/08/2017
58/12 PECKS RD, SYDENHAM, VIC 3037	\$375,000	07/09/2017
2/12 PECKS RD, SYDENHAM, VIC 3037	*\$373,000	20/11/2017