

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

1/75 Delbridge Drive 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

\$420,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2020

to

30 Apr 2021

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

8/48-50 Trickey Avenue Sydenham VIC 3037	\$420,000	15-Apr-21
25/553-555 Melton Highway Sydenham VIC 3037	\$425,000	23-Feb-21
2/22 Breadalbane Court Sydenham VIC 3037	\$440,000	06-Feb-21

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.~~

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**8/48-50 Trickey Avenue Sydenham
VIC 3037**

Sold Price ^{RS} **\$420,000** ^{UN} Sold Date **15-Apr-21**

3 1 4

Distance **0.6km**



**25/553-555 Melton Highway
Sydenham VIC 3037**

Sold Price **\$425,000** Sold Date **23-Feb-21**

3 2 6

Distance **0.25km**



**2/22 Breadalbane Court Sydenham
VIC 3037**

Sold Price **\$440,000** Sold Date **06-Feb-21**

3 2 1

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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