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## House Offered for Sale

13 Bungarim Wynd Sydenham VIC 3037

 5  2  6

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

## Median Sale Price

\$505,000 Houses in Sydenham between May 2016 - Apr 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**9 Charles Court Sydenham VIC 3037**

 4  2  2

Sold Price **\$684,000** Sold Date **20-Feb-17**

Distance **0.87km**



**13 Ondella Way Sydenham VIC 3037**

 4  2  2

Sold Price **\$700,000** Sold Date **15-Oct-16**

Distance **1.66km**



**3 Lucetta Way Sydenham VIC 3037**

 4  2  2

Sold Price **\$679,000** Sold Date **14-Sep-16**

Distance **1.12km**

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