



Statement of Information

Sections 47AF of the Estate Agents Act 1980

34 Lady Rose Crescent, SYDENHAM 3037

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$590,000 - \$610,000

Median sale price

Median **House** for **SYDENHAM** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$601,000

Comparable property sales

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

72 Lady Rose Crescent,
Sydenham 3037

Price **\$555,000** Sold 26 April
2019

41 Heritage Gardens,
Sydenham 3037

Price **\$620,000** Sold 09
March 2019

5 Moonlight Terrace,
Sydenham 3037

Price **\$624,000** Sold 24
November 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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Contact agents



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