

## 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

33/322 SYDENHAM ROAD SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jan 2023

to

31 Dec 2023

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 1/358 SYDENHAM ROAD SYDENHAM VIC 3037    | \$495,000 | 03-Aug-23 |
| 3/67-69 PECKS ROAD SYDENHAM VIC 3037     | \$475,000 | 22-Dec-23 |
| 3/30-38 TRICKEY AVENUE SYDENHAM VIC 3037 | \$495,000 | 21-Sep-23 |

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 January 2024



### 1/358 SYDENHAM ROAD SYDENHAM VIC 3037

4 3 2

Sold Price **\$495,000** Sold Date **03-Aug-23**

Distance **0.35km**



### 3/67-69 PECKS ROAD SYDENHAM VIC 3037

3 2 1

Sold Price **\$475,000** Sold Date **22-Dec-23**

Distance **0.52km**



### 3/30-38 TRICKEY AVENUE SYDENHAM VIC 3037

3 1 2

Sold Price **\$495,000** Sold Date **21-Sep-23**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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