

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

1/537 MELTON HIGHWAY 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Jun 2021

to

31 May 2022

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

4 ERSKINE WAY SYDENHAM VIC 3037	\$469,000	23-Feb-22
2/7 DUSTIN COURT SYDENHAM VIC 3037	\$450,000	21-Feb-22
30/358 SYDENHAM ROAD SYDENHAM VIC 3037	\$439,000	29-Apr-22

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: 30 June 2022


4 ERSKINE WAY SYDENHAM VIC 3037
 3  1  1

Sold Price

\$469,000

Sold Date

23-Feb-22

Distance

0.69km

2/7 DUSTIN COURT SYDENHAM VIC 3037
 3  1  1

Sold Price

\$450,000

Sold Date

21-Feb-22

Distance

1.03km

30/358 SYDENHAM ROAD SYDENHAM VIC 3037
 3  2  1

Sold Price

\$439,000

Sold Date

29-Apr-22

Distance

1.1km
RS = Recent sale

UN = Undisclosed Sale

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