

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 STAGECOACH CRESCENT, SYDENHAM,  3  2  2

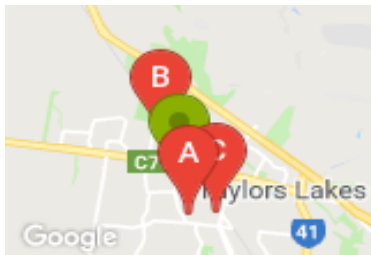
Indicative Selling Price

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

Price Range: \$600,000 to \$650,000

Provided by: Justin Soleimani, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



SYDENHAM, VIC, 3037

Suburb Median Sale Price (House)

\$604,000

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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



29 ROBINA RD, SYDENHAM, VIC 3037  4  2  2

Sale Price

***\$655,000**

Sale Date: 26/05/2018

Distance from Property: 911m



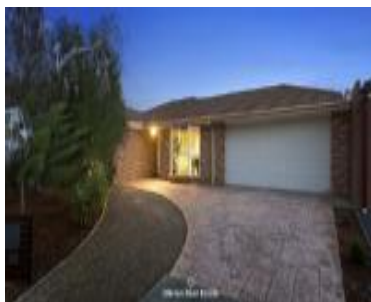
19 DUNRAVEN CRT, SYDENHAM, VIC 3037  4  2  2

Sale Price

***\$640,000**

Sale Date: 30/04/2018

Distance from Property: 1.4km



1 BLUE MOON WAY, SYDENHAM, VIC 3037  3  2  2

Sale Price

\$604,000

Sale Date: 01/02/2018

Distance from Property: 1.3km



This report has been compiled on 26/07/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 STAGECOACH CRESCENT, SYDENHAM, VIC

Indicative selling price

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

Price Range:

\$600,000 to \$650,000

Median sale price

Median price

\$604,000

House

X

Unit

Suburb

SYDENHAM

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
29 ROBINA RD, SYDENHAM, VIC 3037	*\$655,000	26/05/2018
19 DUNRAVEN CRT, SYDENHAM, VIC 3037	*\$640,000	30/04/2018
1 BLUE MOON WAY, SYDENHAM, VIC 3037	\$604,000	01/02/2018