

## 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

1/42 Buckingham Street Sydenham VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,250

Property type

Other

Suburb

Sydenham

Period-from

01 Jul 2019

to

30 Jun 2020

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

2/18 Buckingham Street Sydenham VIC 3037	\$475,000	13-Jun-20
9/3 Victoria Road Sydenham VIC 3037	\$480,000	28-May-20
2/59-61 Pecks Road Sydenham VIC 3037	\$601,000	04-Jul-20

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: 13 July 2020



**2/18 Buckingham Street Sydenham VIC 3037**

Sold Price

**\$475,000**

Sold Date

**13-Jun-20**



3



2



2

Distance

**0.28km**



**9/3 Victoria Road Sydenham VIC 3037**

Sold Price

**\$480,000**

Sold Date

**28-May-20**



3



2



2

Distance

**0.66km**



**2/59-61 Pecks Road Sydenham VIC 3037**

Sold Price

<sup>RS</sup> **\$601,000**

Sold Date

**04-Jul-20**



4



2



2

Distance

**1.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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