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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

4A Carmel Court Sydenham VIC 3037

 3  2  2

Indicative Selling Price

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

Range between \$430,000 & \$450,000

Median Sale Price




\$601,000 Houses in Sydenham between 01 May 2018 - 30 Apr 2019

Source: CoreLogic




Comparable Property Sales

These are the 3 properties sold within 2 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.






77A Delbridge Drive Sydenham VIC 3037	Sold Price	\$465,000	Sold Date	08-Dec-18
 3  2  1			Distance	0.28km



79 Delbridge Drive Sydenham VIC 3037	Sold Price	\$449,000	Sold Date	18-Jan-19
 3  1  1			Distance	0.29km



8 Shields Court Sydenham VIC 3037	Sold Price	\$440,000	Sold Date	03-Jan-19
 3  2  1			Distance	0.95km

RS = Recent sale UN = Undisclosed Sale

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