




STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/28 BUCKINGHAM STREET, SYDENHAM,  3  1  1

Indicative Selling Price

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

Price Range: **\$440,000 to \$470,000**

Provided by: James Hatzimoisis, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



SYDENHAM, VIC, 3037

Suburb Median Sale Price (Unit)

\$395,000

01 January 2018 to 31 March 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.



63 DELBRIDGE DR, SYDENHAM, VIC 3037

 3  2  1

Sale Price

***\$465,000**

Sale Date: 01/04/2018

Distance from Property: 758m



7 SILVERDENE AVE, SYDENHAM, VIC 3037

 3  2  1

Sale Price

***\$490,500**

Sale Date: 29/03/2018

Distance from Property: 1.5km



1/5 ELGIN CL, HILLSIDE, VIC 3037

 3  2  1

Sale Price

***\$495,000**

Sale Date: 24/03/2018

Distance from Property: 1.9km



This report has been compiled on 08/05/2018 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

3/28 BUCKINGHAM STREET, SYDENHAM, VIC 3037

Indicative selling price

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

Price Range:

\$440,000 to \$470,000

Median sale price

Median price

\$395,000

House

Unit

X


Suburb

SYDENHAM

Period

01 January 2018 to 31 March 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
63 DELBRIDGE DR, SYDENHAM, VIC 3037	*\$465,000	01/04/2018
7 SILVERDENE AVE, SYDENHAM, VIC 3037	*\$490,500	29/03/2018
1/5 ELGIN CL, HILLSIDE, VIC 3037	*\$495,000	24/03/2018