

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

3/20 DUNRAVEN COURT 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/10 ALBERT ROAD SYDENHAM VIC 3037	\$530,000	05-Dec-23
28 CHANDOS STREET SYDENHAM VIC 3037	\$547,500	15-Nov-23
3/10 ALBERT ROAD SYDENHAM VIC 3037	\$550,000	28-Feb-24

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: 09 April 2024


**1/10 ALBERT ROAD SYDENHAM
VIC 3037**
 3  2  1

Sold Price

\$530,000

 Sold Date **05-Dec-23**

 Distance **0.53km**

**28 CHANDOS STREET SYDENHAM
VIC 3037**
 1  1  1

Sold Price

\$547,500

 Sold Date **15-Nov-23**

 Distance **0.23km**

**3/10 ALBERT ROAD SYDENHAM
VIC 3037**
 3  2  2

Sold Price

^{RS} **\$550,000**

 Sold Date **28-Feb-24**

 Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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