

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

3/2 Buckingham Street 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

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Dec 2019

to

30 Nov 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

3 Erskine Way Sydenham VIC 3037	\$408,000	22-Jul-20
3/12-32 Pecks Road Sydenham VIC 3037	\$411,000	10-Mar-20
19 Tintern Loop Hillside VIC 3037	\$396,000	24-Jun-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: 04 December 2020



3 Erskine Way Sydenham VIC 3037 Sold Price **\$408,000** Sold Date **22-Jul-20**

2 1 1

Distance **0.72km**



3/12-32 Pecks Road Sydenham VIC 3037 Sold Price **\$411,000** Sold Date **10-Mar-20**

2 1 1

Distance **0.97km**



19 Tintern Loop Hillside VIC 3037 Sold Price **\$396,000** Sold Date **24-Jun-20**

2 1 1

Distance **1.82km**

RS = Recent sale **UN** = Undisclosed Sale

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