

## 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

9 STATIONMASTER CLOSE SYDENHAM VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Sydenham

Period-from

01 Oct 2022

to

30 Sep 2023

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 HEPBURN PLACE SYDENHAM VIC 3037	\$710,000	19-Sep-23
1 PALARA STREET DELAHEY VIC 3037	\$710,000	17-May-23
8 RODMAR CLOSE HILLSIDE VIC 3037	\$700,000	21-May-23

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: 30 October 2023



**3 HEPBURN PLACE SYDENHAM VIC 3037** Sold Price <sup>RS</sup> **\$710,000** Sold Date **19-Sep-23**

 4  2  1

Distance **0.85km**



**1 PALARA STREET DELAHEY VIC 3037** Sold Price **\$710,000** Sold Date **17-May-23**

 3  2  2

Distance **1.12km**



**8 RODMAR CLOSE HILLSIDE VIC 3037** Sold Price **\$700,000** Sold Date **21-May-23**

 4  2  1

Distance **1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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