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

4B KONTEK WAY SYDENHAM VIC 3037

Indicative selling price

Period-from

Mediar (*Delete

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

Single Price		or rang betwee	ຳລາຍ ເບັນ	&	\$585,000
n sale price					
house or unit as app	plicable)	Г		F	
Median Price	\$465,000	Property type	Unit	Suburb	Sydenham

31 Jan 2024

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2023

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.

to

Address of comparable property	Price	Date of sale
2/58 DUNDEE WAY SYDENHAM VIC 3037	\$583,000	02-Dec-23
1/553-555 MELTON HIGHWAY SYDENHAM VIC 3037	\$575,000	05-Sep-23
8A SHIELDS COURT SYDENHAM VIC 3037	\$563,000	27-Sep-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.

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Source



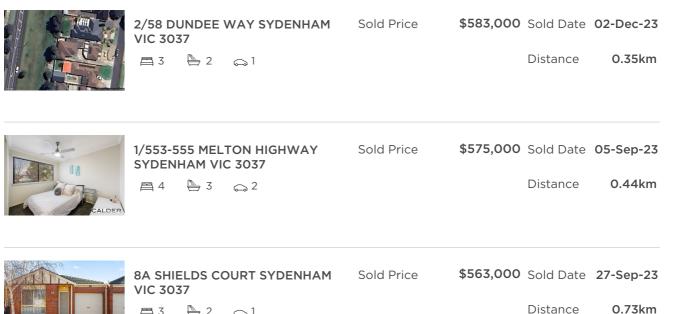
Corelogic

consumer.vic.gov.au



Adam Jones

- P 0408693102
- M 0408693102
- E ajones@barryplant.com.au



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RS = Recent sale UN = Undisclosed Sale

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