# 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.

This Statement of Information was prepared on: 16 February 2024

Source



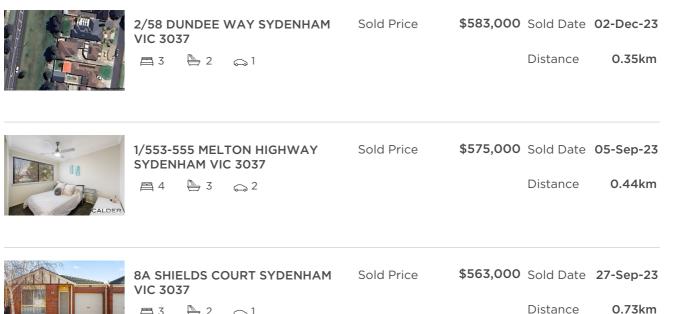
Corelogic

consumer.vic.gov.au



Adam Jones

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



酉 3 ₽ 2 പ1

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

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.