

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**8/358 Sydenham Road,
SYDENHAM 3037**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$370,000 - \$390,000

Median sale price

Median **House** for **SYDENHAM** for period **Mar 2019 - Aug 2019**

Sourced from **REA**.

\$415,500

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

41/346c Sydenham Road,
Sydenham 3037

Price \$400,000 Sold 10 May
2019

3/330 Sydenham Road,
Sydenham 3037

Price \$416,000 Sold 28
March 2019

25/322 Sydenham Road,
Sydenham 3037

Price \$387,500 Sold 25
March 2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

House

3 beds

2 baths

1 parking
SWEENEY

**Sweeney Estate Agents
Caroline Springs**

Central Shopping Centre Shop 21a
13-15 Lake Street,
Caroline Springs VIC 3023

Contact agents



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SWEENEY