

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

4/330 SYDENHAM ROAD 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2022

to

30 Apr 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

43/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$480,000	03-Mar-23
49/346 SYDENHAM ROAD SYDENHAM VIC 3037	\$482,111	14-Apr-23
50/346 SYDENHAM ROAD SYDENHAM VIC 3037	\$465,000	11-Feb-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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**43/330 SYDENHAM ROAD
 SYDENHAM VIC 3037**

3 2 2

Sold Price **\$480,000** Sold Date **03-Mar-23**

Distance **0.12km**



**49/346 SYDENHAM ROAD
 SYDENHAM VIC 3037**

3 3 2

Sold Price ^{RS} **\$482,111** Sold Date **14-Apr-23**

Distance **0.32km**



**50/346 SYDENHAM ROAD
 SYDENHAM VIC 3037**

3 2 2

Sold Price **\$465,000** Sold Date **11-Feb-23**

Distance **0.36km**

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

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