

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

39/21-29 Trickey Avenue 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Jan 2020

to

31 Dec 2020

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

23/21-29 Trickey Avenue Sydenham VIC 3037	\$323,000	18-Mar-20
24/21-29 Trickey Avenue Sydenham VIC 3037	\$306,000	23-Oct-20
25/21-29 Trickey Avenue Sydenham VIC 3037	\$317,000	16-Nov-20

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: 21 January 2021



23/21-29 Trickey Avenue Sydenham VIC 3037 Sold Price **\$323,000** Sold Date **18-Mar-20**

2 1 1 Distance -



24/21-29 Trickey Avenue Sydenham VIC 3037 Sold Price **\$306,000** Sold Date **23-Oct-20**

2 2 1 Distance -



25/21-29 Trickey Avenue Sydenham VIC 3037 Sold Price ^{RS} **\$317,000** Sold Date **16-Nov-20**

2 1 1 Distance -

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

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