

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

1 Cobb Junction 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,500

Property type

House

Suburb

Sydenham

Period-from

01 May 2019

to

30 Apr 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

9 Cobb Junction Sydenham VIC 3037	\$540,000	29-Jan-20
50 Dundee Way Sydenham VIC 3037	\$555,000	30-Nov-19
103 Delbridge Drive Sydenham VIC 3037	\$580,000	07-Feb-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: 13 May 2020



9 Cobb Junction Sydenham VIC 3037

 3
  2
  2

Sold Price

\$540,000

Sold Date

29-Jan-20

Distance

0.08km


50 Dundee Way Sydenham VIC 3037

 3
  2
  1

Sold Price

\$555,000

Sold Date

30-Nov-19

Distance

1.07km


103 Delbridge Drive Sydenham VIC 3037

 4
  2
  2

Sold Price

\$580,000

Sold Date

07-Feb-20

Distance

0.72km
RS = Recent sale

UN = Undisclosed Sale

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