

## 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

1/1 NORMANBY STREET SYDENHAM VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Aug 2023

to

31 Jul 2024

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

1/40 BUCKINGHAM STREET SYDENHAM VIC 3037	\$560,000	16-Mar-24
3/49 PECKS ROAD SYDENHAM VIC 3037	\$595,000	05-Jun-24

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: 09 August 2024



1/40 BUCKINGHAM STREET  
SYDENHAM VIC 3037

3 2 -

Sold Price **\$560,000** Sold Date **16-Mar-24**

Distance **0.5km**



3/49 PECKS ROAD SYDENHAM VIC 3037

3 2 2

Sold Price <sup>RS</sup> **\$595,000** Sold Date **05-Jun-24**

Distance **0.89km**

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

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