

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

1/12 Normanby Street 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,250

Property type

House

Suburb

Sydenham

Period-from

01 Jul 2019

to

30 Jun 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

9/3 Victoria Road Sydenham VIC 3037	\$480,000	28-May-20
2/18 Buckingham Street Sydenham VIC 3037	\$475,000	13-Jun-20
3/4 Montrose Court Sydenham VIC 3037	\$470,000	10-Mar-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: 06 July 2020

 Property Inspections Get your property inspected by a qualified professional to ensure it meets the required standards and to identify any potential issues before they become a problem. Bells real estate	9/3 Victoria Road Sydenham VIC 3037	Sold Price	^{RS} \$480,000	Sold Date 28-May-20
	 3  2  2			Distance 0.21km
	2/18 Buckingham Street Sydenham VIC 3037	Sold Price	^{RS} \$475,000	Sold Date 13-Jun-20
	 3  2  1			Distance 0.27km
	3/4 Montrose Court Sydenham VIC 3037	Sold Price	\$470,000	Sold Date 10-Mar-20
	 3  1  2			Distance 0.55km

RS = Recent sale

UN = Undisclosed Sale

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