

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

2B MARLBOROUGH WAY 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,500

Property type

Other

Suburb

Sydenham

Period-from

01 Jul 2021

to

30 Jun 2022

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

22 SACRAS COURT SYDENHAM VIC 3037	\$600,000	12-Feb-22
5 HEPBURN PLACE SYDENHAM VIC 3037	\$610,000	07-Apr-22
16 ADMIRALTY LANE SYDENHAM VIC 3037	\$580,000	28-Jan-22

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: 25 July 2022


**22 SACRAS COURT SYDENHAM
VIC 3037**

Sold Price **\$600,000** Sold Date **12-Feb-22**
 3  2  1

Distance **0.73km**

**5 HEPBURN PLACE SYDENHAM VIC
3037**

Sold Price **\$610,000** Sold Date **07-Apr-22**
 3  2  1

Distance **1.13km**

**16 ADMIRALTY LANE SYDENHAM
VIC 3037**

Sold Price **\$580,000** Sold Date **28-Jan-22**
 3  2  1

Distance **1.24km**
RS = Recent sale

UN = Undisclosed Sale

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