

Edward Herdegen
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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

77 Boberrit Wynd Sydenham VIC 3037

 3  2  1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$465,000 & \$500,000

Median Sale Price

\$612,500 Houses in Sydenham between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



63 Delbridge Drive Sydenham VIC 3037

 3  1  1

Sold Price

\$465,000

Sold Date

28-Mar-18

Distance

0.95km



20 Admiralty Lane Sydenham VIC 3037

 3  2  1

Sold Price

\$540,000

Sold Date

07-Jul-18

Distance

0.96km



11 Sacras Court Sydenham VIC 3037

 3  1  1

Sold Price

\$508,500

Sold Date

28-Apr-18

Distance

1.16km

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STATEMENT OF INFORMATION

Prepared on 19 Sep 2018

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**10 Silverdene Avenue Sydenham
VIC 3037**

Sold Price

\$546,500

Sold Date

27-Jun-18

 3  1  1

Distance

1.28km

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