

## 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

3 Sica Court Sydenham VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$591,000

Property type

House

Suburb

Sydenham

Period-from

01 Jun 2019

to

31 May 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

6 Shearwater Court Taylors Hill VIC 3037	\$620,000	24-Apr-20
85 Pecks Road Sydenham VIC 3037	\$640,000	22-Apr-20
30 Delbridge Drive Sydenham VIC 3037	\$654,500	18-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: 03 June 2020



**6 Shearwater Court Taylors Hill VIC 3037** Sold Price **\$620,000** Sold Date **24-Apr-20**

 4  2  2

Distance **0.71km**



**85 Pecks Road Sydenham VIC 3037** Sold Price **\$640,000** Sold Date **22-Apr-20**

 4  2  2

Distance **0.74km**



**30 Delbridge Drive Sydenham VIC 3037** Sold Price **\$654,500** Sold Date **18-Mar-20**

 4  2  2

Distance **0.76km**

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

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