Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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1/18 Chandos Street Sydenham VIC 3037					
e see consumer.vi	c.gov.a	u/underquoting (*	Delete single pric	e or range a	s applicable)
		or range between	\$490,000	&	\$535,000
plicable)					
\$440,000	0,000 Property type		Unit	Suburb	Sydenham
01 Feb 2021 to 31 Jan 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					
v					
	1/18 Chandos e see consumer.vi plicable) \$440,000 01 Feb 2021 ales (*Delete A	plicable) 9 \$440,000 Proposition of the properties sold within two terms of the properties and the properties sold within two terms of the properties and the properties are the properties are the properties and the properties are the prope	1/18 Chandos Street Sydenham VIC e see consumer.vic.gov.au/underquoting (* or range between plicable) \$440,000 Property type 01 Feb 2021 to 31 Jan 2022 ales (*Delete A or B below as application of the transfer of the	1/18 Chandos Street Sydenham VIC 3037 e see consumer.vic.gov.au/underquoting (*Delete single prior or range between \$490,000 plicable) 1/18 Chandos Street Sydenham VIC 3037 Or range between \$490,000 plicable) 1/2 Init 1/3 Jan 2022 1/3 Source 1/3 representative considers to be most comparable to the prior or sale t	1/18 Chandos Street Sydenham VIC 3037 e see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$490,000 & plicable) \$440,000 Property type Unit Suburb 01 Feb 2021 to 31 Jan 2022 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6-t's representative considers to be most comparable to the property for sale

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: 17 February 2022



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