

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

2/53 DUNDEE 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

\$580,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Nov 2023

to

31 Oct 2024

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

12 KONTEK WAY SYDENHAM VIC 3037	\$575,000	18-Sep-24
2/13 TIMELE DRIVE HILLSIDE VIC 3037	\$612,500	04-Sep-24
1/12 PADULA COURT HILLSIDE VIC 3037	\$615,000	27-Aug-24

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 November 2024



**12 KONTEK WAY SYDENHAM VIC
3037**

3 2 1

Sold Price

^{RS}

\$575,000

Sold Date

18-Sep-24

Distance

0.13km



**2/13 TIMELE DRIVE HILLSIDE VIC
3037**

3 2 2

Sold Price

\$612,500

Sold Date

04-Sep-24

Distance

0.97km



**1/12 PADULA COURT HILLSIDE VIC
3037**

3 2 2

Sold Price

^{RS}

\$615,000

Sold Date

27-Aug-24

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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