

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

1/13 Shields Court 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Dec 2019

to

30 Nov 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

1/46 Delbridge Drive Sydenham VIC 3037	\$536,000	19-Dec-20
10 Admiralty Lane Sydenham VIC 3037	\$516,000	31-Jul-20
21/101-105 Pecks Road Sydenham VIC 3037	\$480,000	26-Nov-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.~~

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1/46 Delbridge Drive Sydenham VIC 3037

3 1 2

^{RS} **\$536,000** Sold Date **19-Dec-20**

Distance **0.86km**



10 Admiralty Lane Sydenham VIC 3037

- - 1

Sold Price **\$516,000** Sold Date **31-Jul-20**

Distance **0.92km**



21/101-105 Pecks Road Sydenham VIC 3037

3 1 1

^{RS} Sold Price **\$480,000** Sold Date **26-Nov-20**

Distance **0.87km**

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

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