

# 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 52 Meade Way, Sydenham, VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$490,000

&

\$530,000

### Median sale price

Median price

\$610,000

Property Type

House

Suburb

Sydenham (3037)

Period - From

01/03/2021

to

12/11/2021

Source

realestate.com.au

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
8A SILVERDENE AVENUE, SYDENHAM VIC 3037	\$550,000	17/10/2021
2/40 BUCKINGHAM STREET, SYDENHAM VIC 3037	\$475,000	07/01/2021
15 MEADE WAY, SYDENHAM VIC 3037	\$535,000	31/07/2021

This Statement of Information was prepared on: 12/11/2021