

## 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

12 TUDOR ROSE CRESCENT 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Sydenham

Period-from

01 Jul 2021

to

30 Jun 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 60 LADY ROSE CRESCENT SYDENHAM VIC 3037 | \$875,000 | 09-Feb-22 |
| 1 LORINDA CLOSE SYDENHAM VIC 3037       | \$855,000 | 10-Feb-22 |
| 13 JOLLY PLACE SYDENHAM VIC 3037        | \$800,000 | 23-Feb-22 |

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: 07 July 2022


**60 LADY ROSE CRESCENT  
SYDENHAM VIC 3037**
 4  2  2

Sold Price

**\$875,000**

Sold Date **09-Feb-22**

Distance **0.42km**

**1 LORINDA CLOSE SYDENHAM VIC  
3037**
 4  2  2

Sold Price

**\$855,000**

Sold Date **10-Feb-22**

Distance **1.73km**

**13 JOLLY PLACE SYDENHAM VIC  
3037**
 4  2  2

Sold Price

**\$800,000**

Sold Date **23-Feb-22**

Distance **1.79km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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