

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

67/21-29 Trickey Avenue 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Oct 2019

to

30 Sep 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

26/21-29 Trickey Avenue Sydenham VIC 3037	\$330,000	29-Jul-20
34/21-29 Trickey Avenue Sydenham VIC 3037	\$352,500	20-May-20
6/110 Delbridge Drive Sydenham VIC 3037	\$380,000	02-Jun-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.~~

This Statement of Information was prepared on: 02 October 2020

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26/21-29 Trickey Avenue Sydenham VIC 3037 Sold Price **\$330,000** Sold Date **29-Jul-20**

 2  2  1 Distance -



34/21-29 Trickey Avenue Sydenham VIC 3037 Sold Price **\$352,500** Sold Date **20-May-20**

 2  2  1 Distance -



6/110 Delbridge Drive Sydenham VIC 3037 Sold Price **\$380,000** Sold Date **02-Jun-20**

 3  1  1 Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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