

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

1/11 VICTORIA ROAD 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

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Sydenham

Period-from

01 May 2021

to

30 Apr 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

14A CONTURSI DRIVE SYDENHAM VIC 3037	\$603,000	13-Dec-21
5 HEPBURN PLACE SYDENHAM VIC 3037	\$610,000	07-Apr-22
22 SACRAS COURT SYDENHAM VIC 3037	\$600,000	12-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: 09 May 2022


14A CONTURSI DRIVE SYDENHAM VIC 3037

Sold Price

\$603,000

Sold Date

13-Dec-21
 3  2  1

Distance

1.55km

5 HEPBURN PLACE SYDENHAM VIC 3037

Sold Price

^{RS} **\$610,000**

Sold Date

07-Apr-22
 3  2  1

Distance

1.2km

22 SACRAS COURT SYDENHAM VIC 3037

Sold Price

^{RS} **\$600,000**

Sold Date

12-Feb-22
 3  2  1

Distance

0.63km
RS = Recent sale

UN = Undisclosed Sale

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