

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

2A Marlborough Way 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

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,100

Property type

Other

Suburb

Sydenham

Period-from

01 Feb 2020

to

31 Jan 2021

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

3/34 Albert Road Sydenham VIC 3037	\$598,500	24-Oct-20
12A Stagecoach Crescent Sydenham VIC 3037	\$535,000	01-Dec-20
1/13 Shields Court Sydenham VIC 3037	\$520,000	18-Jan-21

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: 23 February 2021



3/34 Albert Road Sydenham VIC 3037

 3  2  2

Sold Price

\$598,500

Sold Date **24-Oct-20**

Distance **0.67km**



12A Stagecoach Crescent Sydenham VIC 3037

 3  2  1

Sold Price

\$535,000

Sold Date **01-Dec-20**

Distance **0.79km**



1/13 Shields Court Sydenham VIC 3037

 3  2  2

Sold Price

^{RS} **\$520,000** ^{UN}

Sold Date **18-Jan-21**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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