

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

2C ORCHID SQUARE 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

\$595,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Jun 2021

to

31 May 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

2/5 MAZZEI WAY SYDENHAM VIC 3037	\$602,000	19-Feb-22
14A CONTURSI DRIVE SYDENHAM VIC 3037	\$603,000	13-Dec-21
28 ALLENBY ROAD HILLSIDE VIC 3037	\$630,000	25-Nov-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: 28 June 2022



2/5 MAZZEI WAY SYDENHAM VIC 3037

Sold Price

\$602,000

Sold Date

19-Feb-22

3 1 1

Distance

0.82km



14A CONTURSI DRIVE SYDENHAM VIC 3037

Sold Price

\$603,000

Sold Date

13-Dec-21

3 2 1

Distance

0.63km



28 ALLENBY ROAD HILLSIDE VIC 3037

Sold Price

\$630,000

Sold Date

25-Nov-21

3 2 1

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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