

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

3 CHARLES COURT 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

\$750,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

House

Suburb

Sydenham

Period-from

01 Sep 2021

to

31 Aug 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

5 ANSWER CLOSE SYDENHAM VIC 3037	\$770,000	11-Aug-22
7 RENAE WAY SYDENHAM VIC 3037	\$800,000	19-Mar-22
1 ROCKWALL CLOSE SYDENHAM VIC 3037	\$800,000	26-May-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: 16 September 2022



5 ANSWER CLOSE SYDENHAM VIC 3037

Sold Price

^{RS} **\$770,000**

Sold Date

11-Aug-22



4



2



2

Distance

1.34km



7 RENAE WAY SYDENHAM VIC 3037

Sold Price

\$800,000

Sold Date

19-Mar-22



4



2



2

Distance

0.55km



1 ROCKWALL CLOSE SYDENHAM VIC 3037

Sold Price

^{RS} **\$800,000**

Sold Date

26-May-22



4



2



2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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