

## 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

2/19 Dunraven Court Sydenham VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$664,750

Property type

Other

Suburb

Sydenham

Period-from

01 Oct 2020

to

30 Sep 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

2/42 Buckingham Street Sydenham VIC 3037	\$555,000	02-Oct-21
4/3 Stratheden Court Sydenham VIC 3037	\$465,000	21-Apr-21
3/30 Hannah Avenue Hillside VIC 3037	\$469,000	11-Jun-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: 20 October 2021



**2/42 Buckingham Street Sydenham VIC 3037**

 2  2  1

Sold Price

<sup>RS</sup> **\$555,000**

Sold Date

**02-Oct-21**

Distance

**0.28km**



**4/3 Stratheden Court Sydenham VIC 3037**

 2  1  1

Sold Price

**\$465,000**

Sold Date

**21-Apr-21**

Distance

**0.65km**



**3/30 Hannah Avenue Hillside VIC 3037**

 2  1  1

Sold Price

<sup>RS</sup> **\$469,000** <sup>UN</sup>

Sold Date

**11-Jun-21**

Distance

**1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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