

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

21/330 Sydenham 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

\$375,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Sep 2018

to

31 Aug 2019

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

33/330 Sydenham Road Sydenham VIC 3037	\$395,000	05-Oct-18
25/322 Sydenham Road Sydenham VIC 3037	\$387,500	25-Mar-19
43/330 Sydenham Road Sydenham VIC 3037	\$400,000	09-Aug-18

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: 10 September 2019

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**33/330 Sydenham Road Sydenham
VIC 3037**

Sold Price

\$395,000

Sold Date

05-Oct-18

 3  2  1

Distance

0.04km



**25/322 Sydenham Road Sydenham
VIC 3037**

Sold Price

\$387,500

Sold Date

25-Mar-19

 3  2  2

Distance

0.06km



**43/330 Sydenham Road Sydenham
VIC 3037**

Sold Price

\$400,000

Sold Date

09-Aug-18

 3  2  2

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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