

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/322 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

*House

*Unit

X

Suburb

Sydenham

Period-from

01 Sep 2017

to

31 Aug 2018

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 six 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

| | | |
|--|-----------|-----------|
| 50/322 Sydenham Road Sydenham VIC 3037 | \$390,000 | 24-Jul-18 |
| 43/330 Sydenham Road Sydenham VIC 3037 | \$400,000 | 15-Aug-18 |
| 40/322 Sydenham Road Sydenham VIC 3037 | \$395,000 | 20-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 six months.~~

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**50/322 Sydenham Road Sydenham
VIC 3037**

 3  2  1

Sold Price

\$390,000

Sold Date

24-Jul-18

Distance

0.14km



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

 3  2  2

Sold Price

\$400,000

Sold Date

15-Aug-18

Distance

0.21km



**40/322 Sydenham Road Sydenham
VIC 3037**

 3  2  2

Sold Price

\$395,000

Sold Date

20-Aug-18

Distance

0.28km

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