

## 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

5 Rockwall Close 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

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$676,000

Property type

House

Suburb

Sydenham

Period-from

01 Jan 2021

to

31 Dec 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

4 Bhangoo Court Sydenham VIC 3037	\$697,000	13-Oct-21
15 Lily Drive Sydenham VIC 3037	\$690,000	30-Nov-21
8 Answer Close Sydenham VIC 3037	\$690,000	24-Aug-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: 17 January 2022



## 4 Bhangoo Court Sydenham VIC 3037

3 2 2

Sold Price

RS

**\$697,000**

Sold Date

**13-Oct-21**

Distance

**1.03km**



## 15 Lily Drive Sydenham VIC 3037

3 2 2

Sold Price

**\$690,000**

Sold Date

**30-Nov-21**

Distance

**0.53km**



## 8 Answer Close Sydenham VIC 3037

3 2 2

Sold Price

Sold Date

**24-Aug-21**

Distance

**1.17km**

RS = Recent sale

UN = Undisclosed Sale

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