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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

12A Carrington Street Sydenham VIC 3037

 3  3  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$570,000

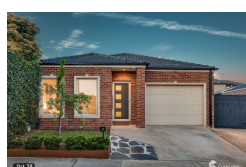
## Median Sale Price




\$633,500 Houses in Sydenham between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 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.






**7 Mountbatten Way Sydenham VIC 3037** Sold Price <sup>RS</sup> **\$540,000** Sold Date **24-Nov-18**  
 3  2  1 Distance **0.05km**



**10 Jolly Place Sydenham VIC 3037** Sold Price <sup>RS</sup> **\$575,000** Sold Date **07-Jan-19**  
 3  2  2 Distance **0.46km**



**78 Delbridge Drive Sydenham VIC 3037** Sold Price <sup>RS</sup> **\$580,100** Sold Date **17-Dec-18**  
 3  2  1 Distance **0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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