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

11 Cobb Junction 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	\$500,000	&	\$550,000			
Median sale price							
(*Delete house or unit as applicable)							

Median Price	\$615,000	Prope	roperty type		House	Suburb	Sydenham
Period-from	01 Nov 2019	to	31 Oct 2	2020	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	
1 Cobb Junction Sydenham VIC 3037	\$568,000	26-May-20	
31 Pecks Road Sydenham VIC 3037	\$520,000	09-Sep-20	
11 Renae Way Sydenham VIC 3037	\$515,000	05-Aug-20	

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: 26 November 2020



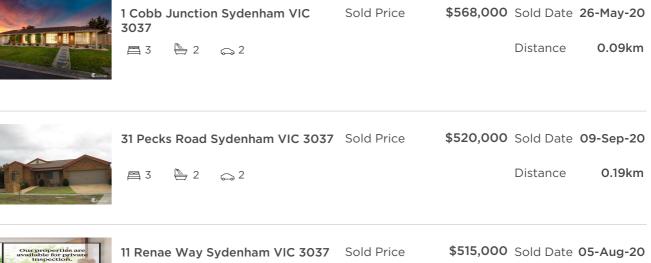
consumer.vic.gov.au



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11 Rena	ae Way S	Sydenham VIC 3037	Sold Price	\$515,000	Sold Date	05-Aug-20
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RS = Recent sale UN = Undisclosed Sale

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