

## 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](http://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

Property type

House

Suburb

Sydenham

Period-from

01 Nov 2019

to

31 Oct 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



**1 Cobb Junction Sydenham VIC 3037**

Sold Price

**\$568,000**

Sold Date **26-May-20**

 3  2  2

Distance **0.09km**



**31 Pecks Road Sydenham VIC 3037**

Sold Price

**\$520,000**

Sold Date **09-Sep-20**

 3  2  2

Distance **0.19km**



**11 Renae Way Sydenham VIC 3037**

Sold Price

**\$515,000**

Sold Date **05-Aug-20**

 3  2  2

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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