

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 Lorac Court 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

\$600,000

&

\$660,000

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

7 Benjamin Court Sydenham VIC 3037	\$645,000	28-Jul-20
16 Blacksmith Place Sydenham VIC 3037	\$680,000	04-Aug-20
45 Bungarim Wynd Sydenham VIC 3037	\$670,000	06-Jul-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: 19 November 2020



7 Benjamin Court Sydenham VIC 3037

Sold Price **\$645,000** Sold Date **28-Jul-20**

3 2 2

Distance **0.36km**



16 Blacksmith Place Sydenham VIC 3037

Sold Price **\$680,000** Sold Date **04-Aug-20**

3 2 2

Distance **0.5km**



45 Bungarim Wynd Sydenham VIC 3037

Sold Price **\$670,000** Sold Date **06-Jul-20**

3 2 2

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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