

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

28/110 DELBRIDGE DRIVE 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Sydenham

Period-from

01 Nov 2023

to

31 Oct 2024

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

39/346 SYDENHAM ROAD SYDENHAM VIC 3037	\$500,000	18-Jun-24
2/1 BEAUMONT COURT SYDENHAM VIC 3037	\$490,000	10-Jul-24
2/30-38 TRICKEY AVENUE SYDENHAM VIC 3037	\$490,000	10-Sep-24

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.~~

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**39/346 SYDENHAM ROAD
SYDENHAM VIC 3037**

 3  2  2

Sold Price **\$500,000** Sold Date **18-Jun-24**

Distance **1.25km**



**2/1 BEAUMONT COURT
SYDENHAM VIC 3037**

 3  1  1

Sold Price **\$490,000** Sold Date **10-Jul-24**

Distance **0.98km**



**2/30-38 TRICKEY AVENUE
SYDENHAM VIC 3037**

 3  1  1

Sold Price Sold Date **10-Sep-24**

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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