

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

1/504-506 MELTON HIGHWAY 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,500

Property type

Unit

Suburb

Sydenham

Period-from

01 Apr 2023

to

31 Mar 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

2/537 MELTON HIGHWAY SYDENHAM VIC 3037	\$440,000	16-Nov-23
3/3 GOOCH CLOSE SYDENHAM VIC 3037	\$431,000	14-Jun-23
14/553-555 MELTON HIGHWAY SYDENHAM VIC 3037	\$427,000	15-May-23

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.

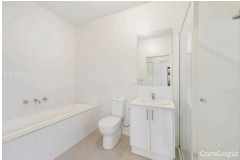
This Statement of Information was prepared on: 24 April 2024


**2/537 MELTON HIGHWAY
SYDENHAM VIC 3037**
 2  1  1

Sold Price **\$440,000** Sold Date **16-Nov-23**

Distance **0.26km**

2/537 Melton Hwy, Sydenham


**3/3 GOOCH CLOSE SYDENHAM
VIC 3037**
 2  1  1

Sold Price **\$431,000** Sold Date **14-Jun-23**

Distance **0.37km**

**14/553-555 MELTON HIGHWAY
SYDENHAM VIC 3037**
 3  2  2

Sold Price **\$427,000** Sold Date **15-May-23**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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