

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 BLUE MOON WAY 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

House

Suburb

Sydenham

Period-from

01 May 2021

to

30 Apr 2022

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

5 ROCKWALL CLOSE SYDENHAM VIC 3037	\$650,000	11-Mar-22
34 BUNGARIM WYND SYDENHAM VIC 3037	\$655,000	19-Nov-21
24 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$627,500	25-Mar-22

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: 02 May 2022


**5 ROCKWALL CLOSE SYDENHAM
VIC 3037**
 4  1  2

Sold Price

\$650,000

Sold Date

11-Mar-22

Distance

0.94km

**34 BUNGARIM WYND SYDENHAM
VIC 3037**
 4  2  2

Sold Price

\$655,000

Sold Date

19-Nov-21

Distance

1.64km

**24 DELBRIDGE DRIVE SYDENHAM
VIC 3037**
 3  2  2

Sold Price

^{RS} **\$627,500**

Sold Date

25-Mar-22

Distance

1.57km
RS = Recent sale

UN = Undisclosed Sale

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